This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of WARFIELD, ENTREKIN & JONES, Third National Bank Bldg., Nashville, Tennessee

WARRANTY DEED

BOOK 4265 PAGE 460

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THEODORE R. SYKES et ux (NAME)	First and Mid-South Mortgage Co. (NAME)	
3838 Cravath Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Map 59-11
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 59

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- Dollars, cash in hand paid by Theodore R. Sykes and wife, Juanita E. Sykes and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CUMBERLAND BUILDERS, INC., has ~~this day~~ bargained and sold, and do hereby transfer and convey unto the said Theodore R. Sykes and wife, Juanita E. Sykes, their ~~heirs~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 324, Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 324 fronts 73 feet along the northeasterly margin of Cravath Drive and runs back 113.3 feet on the northwesterly line and 126.7 feet on the southeasterly line to a witness line measuring 59.2 feet thereon and extends on back 20 feet on the northwesterly line and 19.5 feet on the southeasterly line to a line at the rear measuring. 56.67 feet thereon.

BEING part of the same property conveyed to Cumberland Builders, Inc. by deed from Lineberger Development Co. of record in Book 4104, page 635, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions as of record in Book 4062, page 443, as amended in Book 4081, page 854, Register's Office for Davidson County, Tennessee and the Plan of record in Book 3700, page 88, said Register's Office, shows a 30-foot minimum building setback line from Cravath Drive and an easement for public utility and drainage purposes along the rear line of said lot 20-feet wide at the northwest side (continued on page two)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $20,200

Subscribed and sworn to before me, this the 23 day of Aug 1968

Affiant Theodore R. Sykes

My commission expires: 2nd July 69 (Affix Seal)

Notary Public John G Cook

This is unimproved ( ) improved ( ) property, known as 3838 Cravath Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Theodore R. Sykes and wife, Juanita E. Sykes, their ~~heirs~~ heirs and assigns forever. It covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and as noted above.

It further covenant and bind itself, its successors ~~and~~ and representatives, to warrant and forever defend the title to said real estate to said Theodore R. Sykes and wife, Juanita E. Sykes, their ~~heirs~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 23rd day of Auguet, 19 68 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CUMBERLAND BUILDERS, INC.

BY: L.H. Hardaway, Sr., President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at..... Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned *, a Notary Public of the State and County aforesaid, personally appeared* L. H. Hardaway, Sr. *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Cumberland Builders, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee
this 23rd *day of* August *, 19* 68

Commission expires 22 July 69

Jack G. Clark Reel Estate Notary Public Davidson County

Jack G Dunn *Notary Public*

(continued from page one)
and 19.5 feet wide at the southeast side, and an owner's certificate the latter providing that "No lot or lots as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than hereby established until otherwide approved by the Metropolitan Planning Commission and under no condition shall such lot or lots be made to produce less area than prescribed by the Restrictive Covenant as of record in Book Page , Register's Office for Davidson County, Tennessee running with the title to the property.

SEP-3 68	CONV	20,200.00			
SEP-3 68 S'TAX			A*	52.52	
SEP-3 68 PR'FEE			A*	.50	
SEP-3 68	W'DEED		A*	3.00	* 56.02

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC

TO

THEODORE R. SYKES et ux

A 11606

IDENTIF. REFERENCE

Sep 3 12 46 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Warfield, Entrekin & Jones
19th Floor - 3rd National Bank Bldg.
Nashville, Tennessee 37219