This instrument was prepared by Clyde P. Holland, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4331 PAGE 559

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alma Cheatham	First and Mid-South Mortgage Co.	
(NAME)	(NAME)	Map 105-1
1021 Villa Place	410 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 116
Nashville, Tenn. 37212	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

M.O.

FOR AND IN CONSIDERATION of the sum of ($10.00)

TEN AND NO/100 Dollars,

Cash in hand paid by Alma Cheatham, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Cumberland Builders, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said

Alma Cheatham, her

~~XXXXXX~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 117 and the northerly part of Lot No. 118 on the Plan of M. A. Spurr's Subdivision, as of record in Book 21, page 83, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., April 16, 1969, as follows:

BEGINNING on the westerly margin of Villa Place at the northeast corner of the property conveyed to Ann Roberta Clemons, et al, by deed from Jack J. Cohen, et al, of record in Book 3799, page 424, said Register's office; thence with Clemon's northerly line, westwardly 150.71 feet to the easterly margin of an alley; thence with said alley, northwardly 45.74 feet to the southwest corner of the property conveyed to T. R. Hogue and wife by deed from Benjamin Irby Lucas and wife, of record in Book 1139, Page 314, said Register's Office; thence with Hogue's southerly line, eastwardly 150.8 feet to the westerly margin of Villa Place; thence with said Place, southwardly 50.85 feet to the beginning.

BEING the same property conveyed to Cumberland Builders, Inc. by deed from The Nashville Housing Authority, of record in Book 4303, Page 168, said Register's Office. (Continued on back page)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 12,700.00

Subscribed and sworn to before me, this the 7th day of May 1969

Affiant

My commission expires: 5-3-70 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1021 Villa Place, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Alma Cheatham, her

~~XXXXXX~~, heirs and assigns forever. It does 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 does further covenant and bind itself, its successors ~~XXX~~ heirs and representatives, to warrant and forever defend the title to said real estate to said Alma Cheatham, her

~~XXXXXXXX~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 7th day of May, 1969, 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.

L. H. Hardaway, Sr.
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4331 PAGE 560

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* 7th *day of* May, *19* 69

Louise P. Holland *Notary Public*

Commission expires 5-3-76

(Continued from first page):

Conveyance of this property is made subject to restrictive covenants contained in an instrument of record in Book 4220, page 723, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in deed of record in Book 4303, page 168, Register's Office for Davidson County, Tennessee.

MAY-8	CONV	12,700.00			
MAY-8	S'TAX		A*	33.02	
MAY-8	PR'FEE		A*	.50	
MAY-8	W'DEED		A*	3.00	* 36.52

WARRANTY DEED

FROM CUMBERLAND BUILDERS, INC.

TO ALMA CHEATHAM

A 39904

IDENTIF. REFERENCE

MAY 8 3 44 PM '69

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

Please Return To:
Warfield, Entrekin & Jones
Third National Bank Bldg.
Nashville, Tennessee 37219