Map. 93-5
Par. 183
Map. 94-1
Par. 78 pw

New Owner and send Tax Notice:

Cumberland Builders, Inc.
615 Main Street
Nashville, Tennessee

BOOK 4355 PAGE 684

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 Dollars ($10.00) cash in hand paid by Cumberland Builders, Inc. and other good and valuable considerations, the receipt of all which is hereby acknowledged, H & W Builders, Inc., a Tennessee Corporation, has bargained and sold, and by these presents do transfer and convey unto Cumberland Builders, Inc., a Tennessee Corporation, its successors and assigns, four certain tracts or parcels of land located in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. I: Being Lot. No. 201, on the Revised Plan of part of Payne, Bakemore, and Cummings Addition, as of record in Book 57, Page 81, Register's Office for said county.

Said Lot No. 201 fronts 50 feet on the westerly side of South 13th Street and extends back between parallel lines 161 feet to an alley.

Being the same property vested in Grantor by deed from Ross V. Dunn, Successor Trustee, of record in Book 4054, Page 1, said Register's Office.

TRACT NO. II: Being Lot No. 44 of Block "B" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the south side of Garner Street and extends back between lines, 144.1 feet on the west and 144.6 feet on the east line to a dead line in the rear in which it measures 50 feet.

Being the same property vested in Grantor by deed from Bob McDonald Lee and wife, Junitia Ragland Lee, of record in Book 3928, Page 351, Register's Office for said county.

TRACT NO. III: Being the easterly 20 feet of Lot No. 7 and the westerly 60 feet of Lot No. 8 of Block "B", on the Revised Map of Rainbow Terrace Subdivision of record in Book 1130, Page 85, in said Register's Office for said County.

prepared by:

James L. Bass
Attorney at Law
Nashville Trust Bldg.
Nashville, Tennessee

Said parts of said lots adjoin and front together 80 feet on the northerly side of Black Stone Avenue and extend back between parallel lines 150 feet to a dead line.

Being the same property vested in Grantors by deed from Thomas E. Zipperer, Jr. and wife, Ruby H. Zipperer, of record in Book 3933, Page 969, Register's Office for said County.

TRACT NO. IV: Being Lot No. 5 on the Plan of Maplewood Heights Subdivision, Section 2, of record in Book 3500, Page 12, in said Register's Office.

Said Lot No. 5 fronts 80.0 feet on the easterly side of Hutson Avenue and extends back between parallel lines 250.0 feet to a dead line.

Being the same property vested in Grantor by deed from Charles E. Denton and wife, Lela Dea Woodard Denton, in Book 3506, Page 575, Register's Office for said County.

Said conveyance is made subject to all restrictive covenants, easements, set back lines or other restrictions as may appear on record.

Tract No. III is subject to the balance of a Deed of Trust of record in Book 1570, Page 41, said Register's Office the balance being in the amount of $1,484.73.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Cumberland Builders, Inc., its successors and assigns forever. H & W Builders, Inc. covenants that it is lawfully seized and possessed of said property; has a good and lawful right to convey it and same is unencumbered except as above stated.

H & W BUILDERS, INC., does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Cumberland Builders, Inc., its successor and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, H & W Builders, Inc., has caused this instrument to be duly executed by its president pursuant to authority granted, this the 1st day of July, 1969.

H & W BUILDERS, INC.

By: _____

President

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 4355 PAGE 686

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, the within named L. H. Hardaway, Sr., with whom I am personally acquainted, who acknowledged himself to be the president of H & W Builders, Inc., the above bargainor, a corporation, and that he, as such president, being authorized so to do, executed the above instrument for the purposes therein contained by signing his name as such president of said corporation on the day and date aforesaid.

Witness my hand and official seal at Offices, Davidson County, Tennessee, on this the 1st day of July, 1969.

James L Bass
Notary Public

My commission expires:

January 12, 1970.

AUG-6	CONV	25,003.40			
AUG-6 S'TAX			A*	65.00	
AUG-6 PR'FEE			A*	.50	
AUG-6	W'DEED		A*	6.00	* 71.50

Cumberland Builders, Inc.

PHONE 242-9692

RESIDENTIAL CONSTRUCTION

615 MAIN STREET
NASHVILLE, TENNESSEE 37206

BOOK 4355 PAGE 687

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is Twenty-Five Thousand, Three and 40/100 Dollars ($ 25,003.40) subscribed and sworn to before me this 5th day of August 1969.

CUMBERLAND BUILDERS, INC.

By: L. H. Hardaway

L. H. Hardaway, Sr. -President

Subscribed and sworn to before me, this 5th day of August 1969.

Notary Public

My commission expires Oct 24, 1970

A 49951

IDENTIF. REFERENCE

AUG 6 9 27 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.