BOOK 4394 PAGE 167 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25600.00

Henry David Love
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 19 70

Notary Public

MY COMMISSION EXPIRES: 5-1-71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Clyde P. Holland
Law Firm, Warfield, Entrekin, & Jones, Third National Bank, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry David Love et ux (NAME)	FIRST AND MID-SOUTH MORTGAGE CO. (NAME)	Map 59-10
3825 Augusta Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union (STREET ADDRESS)	Pdc. 164
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CUMBERLAND BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HENRY DAVID LOVE AND WIFE, ALMARENE G. LOVE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County Tennessee, being Lot No. 422, Haynes Manor, III as of record in Book 4175, page 11, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of DuBois Drive, said point being the common front corners of Lots 422 and 423; thence in an easterly direction along the dividing line between said lots, 126.2 feet to a concrete monument placed at the common rear corners of said lots and in the westerly line of Lot 421; thence along the line between Lots 421 and 422 in a southerly direction 97.9 feet to a point in the northerly margin of Augusta Drive, said point being the common corners of Lots 421 and 422; thence along the said margin of said Drive and passing a concrete monument at 12.00 feet a total distance of 104.1 feet to a concrete monument, the beginning of a curve to the right having a radius of 25.0 feet; thence aroung said curve in a northwesterly direction, 39.27 feet to a concrete monument in the easterly margin of DuBois Drive; thence in a northerly direction along the said margin of said Drive, 73.0 feet to the point of beginning.

Being part of the same property conveyed to Cumberland Builders, Inc., by deed from Lineberger Development Co, of record in Book 4281, page 489, RODC, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4228, page 685, as amended in Book 4243, page 869, RODC, Tennessee, and the plan of record in Book 4175, page 11, said Register;s Office shows an Owner's Certificate, a 30 foot minimum building setback line from DuBois Drive and a 15 foot minimum building setback line from Augusta Drive, and a 10 foot easement for public utility and drainage purposes along the easterly line of said lot.

This is { } unimproved { } improved property, known as 3825 Augusta Drive, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of January, 1970

CUMBERLAND BUILDERS, INC.

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

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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__

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared L. H. Hardaway, Sr. and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and _____ respectively of the CUMBERLAND BUILDERS, INC. the within named bargainor, a corporation, and that (he) as such PRESIDENT and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said L. H. Hardaway as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, on this the 21 day of January, 1970.

My commission expires 5-3-70

_____
Notary Public

WARRANTY DEED

FROM

TO

A 67060

IDENTIF. REFERENCE

JAN 28 2 03 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JAN28 70	CONV	25,600.00				
JAN28 70	S'TAX		A*	66.56		
JAN28 70	PR'FEE		A*	.50		
JAN28 70	W'DEED		A*	3.00	*	70.06