BOOK 4409 PAGE 358 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,750.00

LeRoy Eugene Drake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF April 1970

Notary Public

MY COMMISSION EXPIRES: 5-3-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY CLYDE P. HOLLAND
LAW FIRM, WARFIELD, ENTREKIN & JONES, THIRD NATIONAL BANK BUILDING
NAME NASHVILLE, TENNESSEE 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeRoy Eugene Drake et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 57 11
3856 Woodward Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union (STREET ADDRESS)	Par. 111
Nashville, Tennessee (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 LEROY EUGENE DRAKE AND WIFE, BARBARA JEAN DRAKE

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 456, Haynes Manor Section III, as of record in Book 4175, page 11, Register's Office for Said County.

SAID Lot 456 fronts 72 feet on the easterly side of Woodward Drive and runs back between lines 152.2 feet on the northerly line and 166.9 feet on the southerly line to a line at the rear measuring 100.8 feet thereon. BEING part of the same property conveyed to Cumberland Builders, Inc., by deed from Lineberger Development Co., of record in Book 4281, page 489, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictive covenenats contained in instrument of record in Book 4228, page 685, and amended in Book 4243, Page 869, Register's Office for Davidson County, 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 Woodward Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot.

unimproved ( )
This is improved (XX) property, known as 3856 Woodward 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 2 day of April, 1970

CUMBERLAND BUILDERS, INC.

BY: L. H. Hardaway, Sr.

L. H. HARDAWAY, SR., PRESIDENT

STATE OF TENNESSEE
Davidson County

BOOK 4409 PAGE 359

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) (himself) acknowledged (themselves) to be the President and _____ respectively of the CUMBERLAND BUILDERS, INC. the within named bargainor, a corporation, and that (he) as such PRESIDENT and _____, 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, SR. as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 2 day of April, 19 70.

My commission expires 2-3-76

_____
Notary Public

WARRANTY DEED

FROM
CUMBERLAND BUILDERS, INC.

TO
LEROY EUGENE DRAKE and wife, BARBARA HEAN DRAKE

A 73772

IDENTIF. REFERENCE

APR 8 12 06 PM '70

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-8[illegible]	CONV	22,375.00				
APR-8[illegible]	S'TAX		A*	58.24		
APR-8[illegible]	PR'FEE		A*	.50		
APR-8[illegible]	W'DEED		A*	3.00	*	61.74