BOOK 4420 PAGE 407 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 1970

Notary Public

MY COMMISSION EXPIRES: 5-12-74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Clyde P. Holland, Attorney, Warfield, Entrekin & Jones, Third National Bank Building, Nashville, Tennessee 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WILLIAM HEARD, et ux	First & Mid-South Mortgage Co.	
(NAME)	(NAME)	
4714 Drakes Branch Road	410 Union Street	Map 58-15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Par. 46 PW
(CITY) (STATE) (P. O. ZIP)	(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 JAMES WILLIAM HEARD AND WIFE DONZALEIGH J. HEARD

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 the 13th Civil District of Davidson County, Tennessee, being Lot 8, Gold Key Estates, Section I, as of record in Book 4175, page 17, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 140 feet on the east margin of Drakes Branch Road and runs back between lines 336.85 feet on the north line and 318.25 feet on the south line to a rear line on which it measures 141.23 feet.

BEING the same property conveyed to Cumberland Builders, Inc. by deed from Averbuch-Morris, a partnership composed of Sidney Averbuch and M. C. Morris of record in Book 4334, page 558, Register's Office for Davidson County, Tennessee.

Conveyance of this property is made subject to restrictive covenants contained in instrument of record in Book 4241, page 733, Register's Office for Davidson County, Tennessee; and the plan of record in Book 4175, page 17, said Register's Office, shows an owner's certificate, a 100 foot minimum building setback line from Drakes Branch Road, and a 10 foot easement for public utility and drainage purposes along the rear and southerly lines of said lot.

This is { } unimproved { } improved property, known as 4714 Drakes Branch Road, Nashville, Tennessee 37218
(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 15 day of May, 1970

CUMBERLAND BUILDERS, INC.

BY: L. H. Hardaway

L. H. HARDAWAY, SR., PRESIDENT

STATE OF TENNESSEE
Davidson County

BOOK 4420 PAGE 408

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) (~~their several oaths~~) acknowledged (himself) (~~themselves~~) to be the PRESIDENT and _____ respectively of the CUMBERLAND BUILDERS, INC. the within named bargainor, a corporation, and that (he) (they) 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, Tenn. on this the 25 day of May, 19 70.

My commission expires 5-12-74

_____
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM CUMBERLAND BUILDERS, INC.

TO JAMES WILLIAM HEARD and wife DONZALEIGH J. HEARD

A 78807

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IDENTIF. REFERENCE

MAY 28 8 35 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

MAY 28 70	CONV	29,500.00				
MAY 28 70	S'TAX		A*	76.70		
MAY 28 70	PR'FEE		A*	.50		
MAY 28 70	W'DEED		A*	3.00	*	80.20