BOOK 4479 PAGE 338

This Instrument Prepared By
CLYDE [illegible]
1408 [illegible]
Nashville, Tenn. 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Charles W. Haines Et Ux (NAME) | First and Mid-South Mortgage Co. (NAME) | Map 59-11 |
| 667 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER) | 410 Union Street (STREET ADDRESS) | Par. 211 |
| Nashville, Tenn 37207 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by CHARLES W. HAINES and wife, HENRIETTA P. HAINES, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we

CUMBERLAND BUILDERS, INC.

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

CHARLES W. HAINES and wife, HENRIETTA P. HAINES

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

LAND IN Davidson County, Tennessee being Lot No. 535 Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for said County.

SAID Lot No. 535 being a corner lot fronting 76.0 feet on the northerly margin of R owan Court and 100.4 feet on the easterly margin of R owan Drive, said frontages connected at the street intersection corner by a curved line having a 25-foot radius and measuring 39.27 feet in length. Said lot runs back between converging lines, 108.7 feet on the northerly margin and 123.7 feet on the easterly margin to a point at the rear.

BEING the same property conveyed to Cumberland Builders, Inc., by deed from Lineberger Development Co., of record in Book 4453, page 790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4175, page 90, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Rowan Drive and a 15-foot minimum building set-back line from Rowan Court , a 10-foot easement for public utility purposes & drainage at the northeast corner of said lot and a 2.5x30foot utility anchor easement on southeast corner of said lot. Restrictive covenants Book 4378, page 976

RODC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,200.00

Affiant

Subscribed and sworn to before me, this the 29th day of January 19 71

My commission expires: [illegible]
(Affix Seal)

Notary Public

This is improved [X] unimproved [ ] property, known as 667 Rowan Drive (House Number) (Street) Nashville 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*

CHARLES W. HAINES and wife, HENRIETTA P. HAINES

their *(successors),*

*heirs and assigns forever.* we *covenant that* we are *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.

we *further covenant and bind* ourselves, our successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* CHARLES W. HAINES and wife, HENRIETTA P. HAINES

THEIR

*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 29th *day of* January, 1971, *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: [signature]

L. H. HARDAWAY, SR.,
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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*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.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 29th *day of* January, *19* 71

Notary Public

*Commission expires* 5-12-72

| | | | | | |
|---|---|---|---|---|---|
| FEB 12 71 | CONV | 19,200.00 | | | |
| FEB 12 71 | S'TAX | | A* | 49.92 | |
| FEB 12 71 | PR'FEE | | A* | .50 | |
| FEB 12 71 | W'DEED | | A* | 3.00 | * 53.42 |

**WARRANTY DEED**

FROM Cumberland Builders, Inc.

TO Charles W. Haines Et Ux

B 04577

IDENTIF. REFERENCE

FEB 12 10 32 AM '71

FELIX T. 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:
Entrekin, Johnson
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219