WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO. BOOK 4486 PAGE 76

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs Sylvia J. Branch,	Guaranty Mortgage Company,	W16-16360
(NAME:)	(NAME:)	
1009 West Grove Ave.,	311 Seventh Avenue, North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

This instrument prepared by L. H. Hardaway, Sr., 615 Main St., Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

CUMBERLAND BUILDERS, INC.,
A Tennessee Corporation with its principal office and place of business in Nashville, Tennessee,

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said SYLVIA J. BRANCH, for her sole and separate use, free from the debts, contracts, liabilities or any marital rights of her present or any future husband, with full power vested in her to mortgage, sell, transfer and convey without the joinder of any beneficiary, as if she were a femme sole, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the westerly part of Lot No. 17 on the Map of Jones and Dudley's Addition, as of record in Book 57, page 147, Register's Office for said County, described according to a survey of Hal R. Swann, Jr., dated November 19, 1970, as follows:
BEGINNING at an iron pin in the southerly margin of West Grove Avenue at the common corner of Lots Nos. 17 and 18; said point being 281.75 feet east of the right of way of 11th Avenue South; thence with said Avenue, south 83° 51' east 45.75 feet to an iron pin in the Willis B. Pope's northwesterly corner; thence with his westerly line, south 9° 50' west 150 feet to an iron pin in the northerly margin of an alley; thence with the same, north 83° 51' west 45.75 feet to an iron pin in the common rear corner of Lots Nos. 17 and 18; thence with the line between said lots, north 9° 50' east 150 feet to the point of beginning.

Being the same property conveyed to Cumberland Builders, Inc., by deed from The Nashville Housing Authority, as of record in Book 4445, page 75, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1971 taxes have been prorated and are hereby assumed by the purchaser.

MARKET CONV 16,550.00
STATE TAX A* 42.90
REGISTER'S FEE A* .50
RECORDING FEE A* 3.00 * 46.40

This is unimproved ( ) improved (X) property, known as 1009 West Grove Avenue, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

IN WITNESS WHEREOF, THE GRANTOR, has caused this instrument to be executed by its duly authorized officer on this the 5th day of March, 1971.

~~Witness my hand this day of 19~~

CUMBERLAND BUILDERS, INC.,

By: L. H. Hardaway

L. H. Hardaway, Sr., President

STATE OF TENNESSEE
Davidson County

BOOK 1486 PAGE 77

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, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared L. H. Hardaway, Sr. and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ with whom I am personally acquainted and who upon ~~(their several oaths)~~ (his oath) acknowledged ~~(themselves)~~ (himself) to be the President and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ respectively of the Cumberland Builders, Inc. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such President and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~, 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. ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ as such ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of March, 19 71

My commission expires February 14, 1973

Notary Public

WARRANTY MORTGAGE CO. OF NASHVILLE

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC.

TO

SYLVIA J. BRANCH

The consideration for this transfer or value of property is $ 16,550.00

This is to certify that I have prepared the deed and to the best of my knowledge and belief it is true and correct and that it was brought to me for recordation by a person who represented that he was a fair and bona fide purchaser.

Sworn to and subscribed before me this 5th day of March, 1971.

A. M. Tenison, Notary Public
My Commission Expires: Feb. 14, 1973

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

B 07626

IDENTIF. REFERENCE

MAR 15 1 42 PM '71

FELIX ZARSON II REGISTER
DAVIDSON COUNTY, TENN.