Book 4801 PAGE 51

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	FIRST FEDERAL SAVINGS & LOAN	
(NAME)	(NAME) UNION AT FOURTH	58-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) NASHVILLE, TENNESSEE 37219	78
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged;

CUMBERLAND BUILDERS, INC., A TENNESSEE CORPORATION

have bargained and sold, and by these presents do transfer and convey unto the said Frances Louise Branch and Joan B. Branch, each unmarried

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 30 on the Plan of Gold Key Addition, Section 1, of record in Book 4675, pages 14 and 15, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Home Haven Drive, at the common corners of Lots 30 and 31; thence leaving said drive with the line between said lots in a southerly direction 150.0 feet to a point in the northerly margin of Lot No. 5, thence with line between Lots 5 and 30 in an easterly direction 120.0 feet to a point in the west margin of West Hamilton Road; thence with said road, in a northerly direction 125.0 feet to a concrete monument in the beginning of a curve to the left having a radius of 25.0 feet; thence around said curve a distance of 39.27 feet to a concrete monument in the southerly margin of Home Haven Drive; thence with said drive in a westerly direction 95.0 feet to the point of beginning.

Being Part of the property conveyed to Cumberland Builders, Inc., a Tennessee Corporation, by deed from W. L. Bainbridge Company, a partnership, consisting of W. L. Bainbridge, Jr. and W. L. Bainbridge, III of record in Book 4610, page 15, said Register's Office.

This conveyance is subject to restrictions, easements, set-back lines of record and taxes for 1974 applicable to said property.

unimproved ( )
This is improved (X) property, known as 4200 Home Haven Drive, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 22nd day of March, 1974.
CUMBERLAND BUILDERS, INC.

BY: [signature]
L. H. Hardaway, Sr., President

STATE OF TENNESSEE
COUNTY OF _____ BOOK 4801 PAGE 52

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

MAR29'74 CONV 35,250.00
MAR29'74 S'TAX A* 91.52
MAR29'74 PREEE A* .50
MAR29'74 W'DEED A* 4.00 * 96.02

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 _____ this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Virginia Reasoner, 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 himself 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 the said L. H. Hardaway, Sr. as such President and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in Nashville, Tennessee this 22nd day of March, 1974

Virginia Reasoner Notary Public

Commission expires May 1, 1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $35,250.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Frances Louise Branch
Joan B. Branch

Sworn to and subscribed before me this 27th day of March, 1974.

My commission expires 7-17-77 Notary Public

This instrument was prepared by:

Name	Address
This instrument prepared by STEPHENSON, LACKEY & HOLMAN	First Federal Building, Nashville, Tennessee 37219

FILE FIRST FEDERAL

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC.

A Tennessee Corporation

TO

FRANCES LOUISE BRANCH AND

JOAN B. BRANCH, EACH UNMARRIED

47753

IDENTIF. REFERENCE

MAR 29 2 40 PM '74

REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290