BOOK 4997 PAGE 404

WARRANTY DEED

NAME AND ADDRESS
of NEW OWNER & SEND
TAX NOTICE:
Cumberland Builders, Inc.
615 Main Street
Nashville, Tennessee 37206

Field Book No 18W-15740
Map & Parcel 94-1-35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $2,250.00

Dorothy M. Fyke
Affiant

Sworn to and subscribed before me this 17th day of February, 1976.

James L. Bass
Notary Public

My commission expires: 1-16-78.

THIS INDENTURE OF CONVEYANCE made this the 17th day of February in the Year of Our Lord One Thousand Nine Hundred Seventy Six, by Dorothy M. Fyke a/k/a Dorothy Turner Duffine, duly appointed, qualified and acting Trustee under the terms of the will of Maggie Merritt Turner Chambers:

W I T N E S S E T H:

WHEREAS, the Probate Court of Davidson County, Tennessee, on the 28th day of July, 1969, entered an order authorizing the admission to probate of the Will of Maggie Merritt Turner Chambers which order and will appears of record in Will Book 88, Page 448, Probate Court Clerk's office for Davidson County, Tennessee, to all of which reference is here made, and

WHEREAS, by virtue of the terms of said will a trust was created and the Trustee was authorized in her discretion to maintain property owned by decedent and/or to sell such parts thereof as she may deem reasonable or necessary belonging to said Maggie Merritt Turner Chambers.

Prepared by:
James L. Bass
Attorney at Law
Nashville City Bank & Trust Bldg.
Nashville, Tennessee

NOW, THEREFORE, pursuant to said express authority and in compliance with applicable statues the said Dorothy M. Fyke, a/k/a Dorothy Turner Huffine, Trustee under the will of Maggie Merritt Turner Chambers, for and in consideration of the sum of Two Thousand Two Hundred Fifty and No/100 Dollars, ($2,250.00) cash in hand paid by Cumberland Builders, Inc., a Tennessee Corporation, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Cumberland Builders, Inc., its successors and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, bounded and described as follows:

> Being Lot No 112 on the Plan of Payne and Blakemore-Cummings Addition to Nashville as of record in Book 57, Page 70, Register's office for said County.
>
> Lot No 112 fronts fifty feet on the Westerly side of 14th Street and extends back between parallel lines 156 feet, more or less, to an alley.
>
> Being the property conveyed to Maggie Turner (now Chambers) by deed from Sam Hall and wife, Leachie L. Hall, of record in Book 1391 page 171, said Register's Office and being the property devised to Dorothy Turner Huffine by the will of Maggie Merritt Turner Chambers, under Rule No 50708, Probate Court, Davidson County, Tennessee.
>
> Possession given with deed. 1976 taxes prorated and assumed by Buyer.
>
> This is unimproved property located at 518 South 14th Street, Nashville.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cumberland Builders, Inc., it successors and assigns, forever. I covenant that I am lawfully seized and possessed of said lands as above stated; have a good and lawful right to convey under the terms and conditions of the said Trust of Maggie Merritt Turner Chambers and the same is unencumbered, except as above stated for taxes.

I COVENANT and bind myself, my successors and representatives to warrant and forever defend the title to the said lands to the said lands to the said Cumberland Builders, Inc., its successors and

assigns, against the lawful claims of all persons, whomsoever, as Trustee of the estate of Maggie Merritt Turner Chambers, but not further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand on the day and date first above written.

Dorothy M. Fyke
Trustee of the Estate of
Maggie Merritt Turner Chambers

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, the within named Dorothy M. Fyke, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 17th day of February, 1976.

James L. Bass
Notary Public

My commission expires:
January 16, 1978

IDENTIF. REFERENCE

FEB 17 2 59 PM '76

FEE REGISTER
DAVIDSON COUNTY, TENN.

D 36361

FEB 17 76 CONV $2,250.00
FEB 17 76 S'TAX B* 5.72
FEB 17 76 PR'FEE B* .50
FEB 17 76 W'DEED B* 6.00 * 12.22