K 2245

For and in consideration of the sum of $10,950.00 - - - - - - - - - - - - - - - -
- - - - - - - - - TEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - - - - - DOLLARS
cash in hand paid by Irvin R. Wilson and wife, Frances W. Wilson, the receipt of which is hereby acknowledged,

we, Lewis E. Gaines and Joe Gaines,

have bargained and sold, and by these presents do transfer and convey unto the said Irvin R. Wilson and wife, Frances W. Wilson,

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

Being Lot No. 255 on the Map of Crieve Hall Estates, Section Three, as of record in Book 2133, page 59, Register's Office for said County.

Said Lot No. 255 fronts 100 feet on the west side of Trousdale Drive and runs back between lines 220.3 feet on the north line and 220 feet on the south line to a dead line in the rear on which it measures 95.1 feet.

Being part of the property conveyed to Lewis E. Gaines and Joe Gaines, by deed from Crieve Hall Estates, Inc., of record in Book 2158, page 533, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2154, page 326, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 59, which shows an Owner's Certificate, a 50-foot set-back line from Trousdale Drive and a 10-foot easement along the westerly rear line of the lot for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Irvin R. Wilson and wife, Frances W. Wilson, their heirs and assigns, forever.

And we do covenant with the said Irvin R. Wilson and wife, Frances W. Wilson, 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.

And we, Lewis E. Gaines and Joe Gaines,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Irvin R. Wilson and wife, Frances W. Wilson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of January 1954.

Lewis E. Gaines

Joe Gaines

STATE OF TENNESSEE
Davidson County

Personally appeared before me, H. Paul Griffin, a Notary Public in and for said County and State, the within named Lewis E. Gaines and Joe Gaines,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of January 1954

H. Paul Griffin
Notary Public

Commission expires October 3, 1955

8893

WARRANTY DEED

FROM

LEWIS E. GAINES AND

JOE GAINES

TO

IRVIN R. WILSON AND WIFE,

FRANCES W. WILSON.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 JAN 1954
at 2:56 o'clock P M
Noted in Book 40
Recording Fee 2.20
JAMES P. ...

PG 337