K 2284

For and in consideration of the sum of $ 11,475.00 - - - - - - - - - - - - - - - - - -

- - - - - - ELEVEN THOUSAND FOUR HUNDRED SEVENTY FIVE AND NO/100 - - - - DOLLARS

cash in hand paid by James C. Hodge and wife, Ruby J. Hodge, 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 James C. Hodge and wife, Ruby J. Hodge,

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. 238 on the Map of Section Three, Crieve Hall Estates, as of record in Book 2133, page 59, Register's Office for said County.

Said Lot No. 238 fronts 115 feet on the east side of Trousdale Drive and runs back between lines, 230 feet on the north line and 247.15 feet on the south line to a dead line in the rear on which it measures 114.4 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 2249, page 217, 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, a 10-foot easement along the rear of the lot and an easement 2½x20 feet fronting 2½ feet on Trousdale Drive at the southwest corner of the lot for 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 James C. Hodge and wife, Ruby J. Hodge, their heirs and assigns, forever.

And we do covenant with the said James C. Hodge and wife, Ruby J. Hodge, 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, except taxes for 1954 which have been prorated and assumed by the Grantees herein.

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 James C. Hodge and wife, Ruby J. Hodge, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of July 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 2nd day of July 1954.

H. Paul Griffin
Notary Public

Commission expires October 3, 1955

WARRANTY DEED

FROM

LEWIS E. GAINES AND JOE GAINES

TO 24368

JAMES C. HODGE AND WIFE, RUBY J. HODGE

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