BK 2290

For and in consideration of the sum of $11,500.00 -

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

cash in hand paid by James H. Garner and wife, June M. Garner, 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 H. Garner and wife, June M. Garner,

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. 239 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. 239 fronts 120 feet on the easterly side of Trousdale Drive and runs back between lines, 185 feet on the north line and 230 feet on the south line to a dead line in the rear on which it measures 128.1 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 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 east rear line of the lot and an easement 2½x20 feet fronting 2½ feet on Trousdale Drive at the northwest 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 H. Garner and wife, June M. Garner, their heirs and assigns, forever.

And we do covenant with the said James H. Garner and wife, June M. Garner, 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 heirs and representatives, to warrant and forever defend the title to the said land to the said James H. Garner and wife, June M. Garner, 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 14th day of July, 1954.

Commission expires October 3, 1955

Notary Public

WARRANTY DEED

FROM

LEWIS E. GAINES AND JOE GAINES

TO 253077

JAMES H. GARNER AND WIFE, JUNE M. GARNER

15 JUL 8 54

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