K 2294

WARRANTY DEED Form 1081 Published by Tennessee Title Company

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, Gaines & Gregory Contruction Company, Inc. has

have bargained and sold, and by these presents do transfer and convey unto the said does William C. Duke andwife, Sara C. Duke, 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. 206 on the Plan of Horton Heights, Section D as of record in Book 2133, page 78, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Tombill Drive at the corner of Lots 205 and 206; thence with the line between said lots, northwesterly 180 feet to a corner of Lot 204; thence with the line between Lots 204 and206, southwesterly 188.7 feet to a point; thence southwesterly 28 feet to a point; thence southeasterly 275.1 feet to a point; thence northeasterly 68 feet to the westerly margin of Tombill Drive; thence with the margin of the same, northerly 112.2 feet to the point of beginning.

Being the same property conveyed to Gaines& Gregory Construction Company, Inc., by deed from Thomas C. Summers, Trustee, of record in Book 2280, page 265, said Register's Office.

Subject to restrictions of record in Book 2243, page 159 and plan of record in Book 2133, page 78 Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Duke and wife, Sara C. Duke

their heirs and assigns, forever.

And Gaines& Gregory Construction Co., Inc. does ~~he~~ covenant with the said William C. Duke and wife, Sara C. Duke that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except 1954 taxes which will be paid by Thomas C. Summers, Trustee

And Gaines& Gregory Construction Co. Inc. does do further covenant and bind itself, its successors and assigns ~~personal representatives~~, to warrant and forever defend the title to the said land to the said William C. Duke and wife, Sara C. Duke

their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Gaines & Gregory Construction Co., Inc, has caused this instrument ~~[illegible]~~ to be executed by its duly authorized officers this the 5 day of August 1954.

GAINES & GREGORY CONSTRUCTION CO. Inc.

ATTEST: Robert W. Gregory Secretary-Treasurer

Walter C. Gaines President

STATE OF TENNESSEE
Davidson County

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

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 _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____ Notary Public

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