K 2335

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($1,995.00)

ONE THOUSAND NINE HUNDRED NINETY-FIVE AND NO/100- - - - - - DOLLARS

Cash in hand paid by Gaines and Gregory Company, Inc., a Tennessee Corporation, the receipt of which is hereby acknowledged,

I, Thomas C. Summers, Trustee, with full power to transfer and convey without the joinder of any beneficiary, have bargained and sold, and by these presents do transfer and convey unto the said Gaines and Gregory Company, Incorporated, their /successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Eighth Civil District of Davidson County, Tennessee, being lot No. 256 on the plan of Horton Heights, Section "E", as of record in Book 2133, Page 84, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said lot No. 256 fronts 168.6 feet on the southerly side of Summerly Drive, and extends back between lines 185 feet on the westerly side and 305.9 feet on the easterly side to a dead line in the rear on which it measures 217.9 feet.

Being part of the property conveyed to W. L. Hailey by deed from Leslie Marshall, Clerk and Master, of record in Book 1905, Page 17, and vested in Thomas C. Summers, Trustee, by instrument of record in Book 2240, Page 593, both Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 2271, Page 112, and easements of record in Book 2133, Page 84, both Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gaines and Gregory Construction Company, Inc., their successors and assigns, forever.

And I do covenant with the said Gaines and Gregory Construction Co., Inc. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by taxes for the year 1954 which Grantor Assumes.

And I, Thomas C. Summers, Trustee do further covenant and bind myself, my/ successors and representatives, to warrant and forever defend the title to the said land to the said Gaines and Gregory Construction Co., Inc., their /successors and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 29th day of November, 19 54

Thomas C. Summers, Trustee

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