K 2345

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
----------TEN AND NO/100---------- DOLLARS
CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GAINES AND GREGORY CONSTRUCTION COMPANY, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HAS

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNY GARLAND BINKLEY AND WIFE, JOYCE HARRIS BINKLEY

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF MEADOW ROSE PARK AS OF RECORD IN BOOK 2083, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF ROSEBANK AVENUE, AT THE CORNER OF LOTS 24 AND 25; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 138 FEET TO A POINT; THENCE NORTHEASTWARDLY 108.69 FEET TO A POINT ON THE WESTERLY MARGIN OF EASTLAND AVENUE OR THE PROPOSED EXTENSION OF SAME; THENCE SOUTHWARDLY, ALONG THE MARGIN OF SAID AVENUE, ALONG A CURVE, 173.66 FEET TO THE BEGINNING OF ANOTHER CURVE; THENCE ALONG SAID CURVE SOUTHWESTWARDLY 39.27 FEET TO THE NORTHERLY MARGIN OF ROSEBANK AVENUE; THENCE WITH THE MARGIN OF THE SAME 119.98 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GAINES AND GREGORY CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM AMERICAN HOMES, INC., A TENNESSEE CORPORATION, BY DEED OF RECORD IN BOOK 2299, PAGE 517, SAID 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 JOHNNY GARLAND BINKLEY AND WIFE, JOYCE HARRIS BINKLEY

THEIR heirs and assigns, forever.

And GAINES AND GREGORY CONSTRUCTION COMPANY, INC. DOES covenant with the said JOHNNY GARLAND BINKLEY AND WIFE, JOYCE HARRIS BINKLEY 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.

And GAINES AND GREGORY CONSTRUCTION COMPANY, INC.

do further covenant and bind ITSELF, ITS heirs and representatives, to warrant and forever defend the title to the said land to the said JOHNNY GARLAND BINKLEY AND WIFE, JOYCE HARRIS BINKLEY, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, THE SAID GAINES AND GREGORY CONSTRUCTION COMPANY, INC. HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS AT NASHVILLE, TENNESSEE, THIS 4TH DAY OF MARCH, 1955.

ATTEST: Robert W. Gregory SECRETARY

GAINES AND GREGORY CONSTRUCTION COMPANY, INC.
BY: 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 bargainer, 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 office, this _____ day of _____, 19____

Commission expires _____

_____
Notary Public

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