K 2489

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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,

WE, LEWIS E. GAINES AND JOE GAINES,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES FOSTER AND WIFE, ROSA MAE FOSTER, 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. 9 ON THE PLAN OF LEONARD HEIGHTS, OF RECORD IN BOOK 2330, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

SAID LOT NO.9: BEGINNING AT A POINT, BEING THE COMMON REAR CORNER OF LOTS NOS. 7 AND 9; THENCE IN A SOUTHERLY DIRECTION 59 FEET TO A POINT, BEING THE COMMON CORNER OF LOTS NOS. 7, 8 AND 9; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE LINE DIVIDING LOTS NOS. 8 AND 9, 112.7 FEET TO A POINT ON THE NORTHWESTERLY MARGIN OF TIBBS COURT; THENCE ALONG SAID MARGIN OF TIBBS COURT 42.44 FEET TO A POINT, THE COMMON FRONT CORNER OF LOTS NOS. 9 AND 10; THENCE IN A NORTHERLY DIRECTION ALONG THE LINE DIVIDING LOTS NOS. 9 AND 10, 92.2 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION ALONG THE REAR LINE OF SAID LOT NO. 9, SAID LINE BEING AN IRREGULAR LINE, 130 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO LEWIS E. GAINES AND JOE GAINES, BY DEED FROM C. V. TIBBS AND WIFE, JEANETTE PHILLIPS TIBBS, OF RECORD IN BOOK 2337, PAGE 631, REGISTER'S OFFICE FOR 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 CHARLES FOSTER AND WIFE, ROSA MAE FOSTER, THEIR heirs and assigns, forever.

And WE do covenant with the said CHARLES FOSTER AND WIFE, ROSA MAE FOSTER, 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.

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 CHARLES FOSTER AND WIFE, ROSA MAE FOSTER, THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hand S this 23RD day of JANUARY, 19 56

Lewis E. Gaines

Joe Gaines

STATE OF TENNESSEE
Davidson County

Personally appeared before me Tom Glascock, a Notary Public in and for said County and State, the within named LEWIS E. GAINES AND JOE GAINES,

the bargainor, 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 office this 23RD day of JANUARY, 1956

Commission expires JULY 24, 1957

Tom Glascock
Notary Public

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