K 2490

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- DOLLARS
----------TEN AND NO/100----------
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 HORACE A. DUKE, JR. AND WIFE, EVA MAI FELTS DUKE, THEIR ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LAND INDAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22, PLEASANT ACRES, SECTION 5, AS OF RECORD IN BOOK 2331, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 22 FRONTS 207.37 FEET ON THE SOUTHERLY SIDE OF TOWNLEY DRIVE AND RUNS BACK 304.93 FEET ON THE EASERLY LINE AND 284.41 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 78 EEET THEREON.

BEING A PART OF THE SAME PROPERTY CONVEYED TO GAINES AND GREGORY CONSTRUCTION COMPANY, INC., BY DEED FROM FERRISS C. BAILEY, TRUSTEE, OF RECORD IN BOOK 2449, PAGE 481, 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 HORACE A. DUKE, JR. AND WIFE, EVA MAI FELTS DUKE, THEIR ~~GAINES AND GREGORY CONSTRUCTION COMPANY, INC.~~ heirs and assigns, forever.

And / DOES ~~do~~ covenant with the said HORACE A. DUKE, JR. AND WIFE, EVA MAI FELTS 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.

And GAINES AND GREGORY CONSTRUCTION COMPANY, INC. DOES ~~SUCCESSORS~~ do further covenant and bind ITSELF, ITS / ~~HEIRS~~ and representatives, to warrant and forever defend the title to the said land to the said HORACE A. DUKE, JR. AND WIFE, EVA MAI FELTS DUKE, 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 ~~Witness my hand this day of~~ 19~~56~~ ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED BY ITS DULY AUTHORIZED OFFICERS AT NASHVILLE, TENNESSEE, THIS 25TH DAY OF JANUARY, 1956.

GAINES AND GREGORY CONSTRUCTION COMPANY, INC.

ATTEST: R. W. Gregory
SECRETARY

BY: _____
PRESIDENT

STATE OF TENNESSEE
Davidson County

Before me, Sam Glascock, a Notary Public within and for the State and County aforesaid, personally appeared A. C. GAINES and R. W. GREGORY with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the PRESIDENT and SECRETARY respectively of the GAINES AND GREGORY CONSTRUCTION COMPANY, INC. the within named bargainor, a corporation, and that (he) as such PRESIDENT and SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said A. C. GAINES as such PRESIDENT, and attesting the same by the said R. W. GREGORY as such SECRETARY.

Witness my hand and official seal at office at NASHVILLE, Tennessee on this the 25TH day of JANUARY, 19 56

My commission expires JULY 24, 1957

Sam Glascock
Notary Public

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