K 2543

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Seven Hundred and No/100 ----------

----------$12,700.00 ----------**DOLLARS**

Cash in hand paid by Joel M. Warren and wife, Ruth H. Warren, the receipt of which is hereby acknowledged,

Gaines and Gregory Construction Co., Inc.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~bargained~~ **bargained and sold, and by these presents do/transfer and convey unto the said** Joel M. Warren and wife, Ruth H. Warren

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. 215 on the Plan of Gra-Mar Acres Subdivision, Section 7, as of record in Book 2331, page 80, Register's Office for said County.
Said Lot No. 215 fronts 85 feet on the northerly margin of Marswen Drive and extends back between lines 213.4 feet on the easterly line and 216.2 feet on the westerly line to a dead line in the rear, measuring 109 feet thereon.
Being a part of the property conveyed to Gaines and Gregory Construction Co., Inc., by warranty deed from Sweeney-Clark Realty Co., Inc., as of record in Book 2487, page 119, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2481, page 129, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 80, said Register's Office, which shows a 70 foot setback line from Marswen Drive, a 10 foot easement for public utilities across the rear and an anchor easement 2.5 x 20 feet at the southeast corner of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joel M. Warren and wife, Ruth H. Warren their **heirs and assigns, forever.**

And it does **do covenant with the said** Joel M. Warren and wife, Ruth H. Warren **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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And Gaines and Gregory Construction Co., Inc., **do/es further covenant and bind** itself, its successors **and representatives, to warrant and forever defend the title to the said land to the said** Joel M. Warren and wife, Ruth H. Warren their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF GAINES AND GREGORY CONSTRUCTION COMPANY, INC., a Corporation aforesaid ~~Witness hand this day of~~ has caused this instrument to be executed by its duly authorized officers on this 19th day of June 1956.

Attest:

Robert W. Gregory, Secty-Treas.

Gaines and Gregory Construction Co. Inc.

By: Walter C. Gaines
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 office, this _____ **day of** _____, **19**____

Commission expires _____

Notary Public

PEDIGO & PARRISH CO., NASHVILLE

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