K 2604

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00
----------TEN AND NO/100----------
DOLLARS

Cash in hand paid by Albert Spenser Goins, Jr., and wife, Joanne J. Goins, and other good and valuable considerations, receipt of which is hereby acknowledged,

A. & C. HOMES, INC.

has does bargained and sold, and by these presents ~~is~~ transfer and convey unto the said Albert Spenser Goins, Jr., and wife, Jeanne J. Goins

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

Being Lot No. 14 on the Plan of Patricia Heights, Sec. I, as of record in Book 2331, page 131, Register's Office for said County, and described as follows: BEGINNING at a point in the north margin of Harold Drive at the corner of Lots No. 14 and 15; thence with the line between said lots, northerly 151 feet to a corner of Lot No. 55; thence with the line between Lots No. 14 and 55, northwesterly 178.8 feet to the easterly margin of Radford Drive; thence with the margin of the same, southwesterly 131.6 feet to the beginning of a curve; thence around said curve, southerly 78.01 feet to the northerly margin of Harold Drive; thence with the margin of the same, southeasterly around a curve, 249.5 feet to the point of beginning.

Being part of the property conveyed to A. & C. Homes, Inc., by deed from Albert G. Morris and wife, of record in Book 2498, page 541; and by deed from Glencliff Homes, Inc., as of record in Book 2594, page 369, said Register's Office.

This conveyance subject to restrictions filed for record June 18, 1956, in Book 2542, page 519, 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 Albert Spenser Goins, Jr., and wife, Joanne J. Goins their heirs and assigns, forever.

And A. & C. HOMES, INC. does ~~do~~ covenant with the said Albert Spenser Goins, Jr., and wife, Joanne J. Goins 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 A. & C. HOMES, INC. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Albert Spenser Goins, Jr., and wife, Joanne J. Goins, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: A.&C. HOMES, INC. has caused this instrument to be executed by its duly authorized officers this 19th day of December, 1956.

A. & C. HOMES, INC.

BY: Albert Goins
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 _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

_____
Notary Public

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