K 2642

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand Two Hundred and No/100 ----------
----------$14,200.00 ---------- **DOLLARS**
Cash in hand paid by Paul Bracey and wife, Mildred Cobb Bracey, the receipt of which is hereby acknowledged,

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

has ~~have~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** Paul Bracey and wife, Mildred Cobb Bracey

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. 76 on the Map of Hillhurst Aeres, Section IV, as of record in Book 2331, page 136, Register's Office for Davidson County, Tennessee.
Said Lot No. 76 fronts 144 feet on the easterly margin of Lyndale Drive and extends back between lines 213.3 feet on the northerly line and 219.8 feet on the southerly line to a dead line in the rear measuring 183.4 feet thereon. Being a part of the property conveyed to Gaines and Gregory Construction Co., Inc., by warranty deed from Richmond Homes, Inc., as of record in Book 2633, page 319, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul Bracey and wife, Mildred Cobb Bracey their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Paul Bracey and wife, Mildred Cobb Bracey 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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And Gaines and Gregory Construction Company, Inc., **do/es further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Paul Bracey and wife, Mildred Cobb Bracey their **heirs and assigns against the lawful claims of all persons whomsoever.**

IN WITNESS WHEREOF GAINES AND GREGORY CONSTRUCTION COMPANY, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 27th Day of March 1957.

Attest:

Robert W. Gregory, Secretary-Treasurer

GAINES AND GREGORY CONSTRUCTION COMPANY, 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

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