BK 2706

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 good and valuable considerations, receipt of which is hereby acknowledged,

Gaines and Gaines 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** Richard R. Averitt and wife, Catherine R. Averitt, their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land lying in Davidson County, Tennessee, being Lot No. 23 on the Plan of Haywood Heights, Section 2, as of record in Book 2663, page 13, Register's Office for said County.

Said Lot No. 23 fronts 70 feet on the westerly margin of Turley Drive, and runs back between lines, 178.2 feet on the northerly line and 178.3 feet on the southerly line to a dead line in the rear, on which it measures 70 feet.

Being part of the same property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Continental Development Corporation, of record in Book 2704, page 191, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard R. Averitt and wife, Catherine R. Averitt, their _____ **heirs and assigns, forever.**

And Gaines and Gaines Construction Company, Inc. / does ~~do~~ **covenant with the said** Richard R. Averitt and wife, Catherine R. Averitt **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 Gaines Construction Company, Inc., does ~~do~~ **further covenant and bind** itself, its / successors **and representatives, to warrant and forever defend the title to the said land to the said** Richard R. Averitt and wife, Catherine R. Averitt, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

In witness whereof, the said Gaines & Gaines Construction Co, Inc., has caused its ~~[illegible]~~ corporate name to ber hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 11th day of December, 1957.

GAINES AND GAINES CONSTRUCTION CO., INC.

ATTEST: SECRETARY — BY: 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

PG 501