K 2749

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 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** William E. Byrd and wife, Dorothy Ann Byrd, 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. 420 on the Plan of Bellshire Estates, Section B, of record in Book 2331, page 129, Register's Office for said County.

Beginning at a point on the westerly margin of Banbury Drive at the corner of Lots 420 and 421; thence with the line between said lots, westwardly 188.1 feet to a point; thence southwardly 120 feet to a point in the north margin of Bellshire Drive; thence with same eastwardly 163 feet to the beginning of a curve; thence around said curve in a northeastwardly direction 39.3 feet to a point in the margin of Banbury Drive; thence with same northwardly 95 feet to the point of beginning.

Being part of the property conveyed to Gaines and Gregory Construction Company, Inc., by deed from Folk-Jordan Company, Inc., of record in Book 2742, page 312, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William E. Byrd and wife, Dorothy Ann Byrd, their heirs and assigns, forever.

And Gaines and Gregory Construction Company, Inc. / does ~~do~~ **covenant with the said** William E. Byrd and wife, Dorothy Ann Byrd **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 **do further covenant and bind** itself, its / successors, ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** William E. Byrd and wife, Dorothy Ann Byrd, 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 its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 22nd day of May, 1958.

GAINES & GREGORY 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

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