BK 2813

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** Joseph Norman Baker, Jr. and wife, Gertrude Gann Baker, 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. 432 on the Plan of Bellshire Estates, Section "B", as of record in Book 2331, page 129, Register's Office for said County.

Said Lot No. 432 fronts 145 feet on the southeasterly side of Banbury Drive and extends back 189.9 feet on the northeasterly line and 195 feet on the southwesterly line to a dead line on which it measures 166 feet.

Being part of the property conveyed to Gaines and Gregory Construction Company, Inc., by deed from Folk-Jordan Company, Inc. and the Union Trust Company, of record in Book 2799, page 550, 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 Joseph Norman Baker, Jr. and wife, Gertrude Gann Baker, their _____ **heirs and assigns, forever.**
And Gaines and Gregory Construction Company, Inc. /does ~~do~~ **covenant with the said** Joseph Norman Baker, Jr. and wife, Gertrude Gann Baker _____ **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** Joseph Norman Baker, Jr. and wife, Gertrude Gann Baker, 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 ~~WITNESS~~ its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 12th day of November, 1958.

GAINES & GREGORY CONSTRUCTION CO., INC.

Robert W. Gregory
ATTEST: SECRETARY

BY: 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

PG 205