K 2856

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of NINE THOUSAND TWO HUNDRED AND NO/100- ($9,200.00) - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Herschel L. Gwinn and wife, Josephine B. Gwinn, the receipt of which is hereby acknowledged,

B & D Development Company
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/transfer and convey unto the said Herschel L. Gwinn and wife, Josephine B. Gwinn, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No. 11 on the Plan of Bainbridge's Resubdivision of certain lots in Thomas Harding's Addition, as of record in Book 2330, page 164, Register's Office for said County, described as follows:

Beginning on the easterly margin of 14th Avenue North, formerly Watkins Street, at the corner of Lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 74.67 feet; thence south 30 degrees 38 minutes east 75 feet to the northerly margin of Herman Street; thence with said Street, south 60 degrees west 54.89 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northwestwardly 30.79 feet to the easterly margin of 14th Avenue North; thence with said Avenue northwardly 55.22 feet to the beginning.

Being part of the real property conveyed to B & D Development Company a Tennessee Corporation, by deed from W. L. Bainbridge, Jr. and wife, dated September 18, 1958, filed September 19, 1958, and recorded in Book 2805, page 294, 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 Herschel L. Gwinn and wife, Josephine B. Gwinn, their heirs and assigns, forever.

And it does covenant with the said Herschel L. Gwinn and wife, Josephine B. Gwinn 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 B & D Development Company do/further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Herschel L. Gwinn and wife, Josephine B. Gwinn their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF B & D Development Company, A Corporation aforesaid has caused this instrument to be executed by its duly authorized officers this 19th day of November, 1958.

B & D DEVELOPMENT COMPANY

ATTEST: Evelyn Strasser
Evelyn Strasser, Secretary

By: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr. President

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