BK 2907

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Two Hundred and No/100 ----------
----------($11,200.00) ----------DOLLARS
Cash in hand paid by Willie M. Partain and wife, Margaret Partain, the receipt of which is hereby acknowledged,

HOMES BY GAINES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Willie M. Partain and wife, Margaret Partain their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot 303 on the Plan of Treppard Heights Subdivision, Section 5, of record in Book 2663, page 100, Register's Office for Davidson County, Tennessee.

Said lot No. 303 fronts 80 feet on the southerly side of West Hamilton Avenue and runs back 739.9 feet on the easterly line and 748.2 feet on the westerly line to the center line of Whites Creek and measures 80 feet thereon.

Being a part of the property conveyed to Homes by Gaines, Inc. by deed from J. R. Coarsey, Trustee, of record in Book 2880, page 163, 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 Willie M. Partain and wife, Margaret Partain their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Willie M. Partain and wife, Margaret Partain 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 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And Homes by Gaines, 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 Willie M. Partain and wife, Margaret Partain their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HOMES BY GAINES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 6th day of May 1959.

Attest: HOMES BY GAINES, INC.

Joe Gaines, Secretary-Treasurer By: Lewis E. Gaines, President

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