K 2957

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GAINES & GREGORY CONSTRUCTION CO., INC., a Tennessee corporation, has bargained and sold, and by these presents do transfer and convey unto the said William Cordell Short and wife, Etta Larue Short, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 7 on the Plan of Hillhurst Acres, Section 5, as of record in Book 2854, page 42, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Kennith Drive, the common corner of lots 7 and 8; thence with the line between said lots, southeastwardly 219.9 feet to a point; thence with the line between lots 7 and 9, southeastwardly 44.3 feet to a point; thence northeastwardly 215.95 feet to a point in the southwesterly margin of Sunset Drive; thence with the margin of the same, northwestwardly 158 feet to a point, the beginning of a curve; thence westwardly around said curve with a radius of 20 feet, 31.42 feet to a point in the southeasterly margin of Kennith Drive; thence with the margin of the same, southwestwardly 150 feet to the beginning.

Being part of the property conveyed to Gaines & Gregory Construction Co., Inc., by deed from Hillhurst, Inc., of record in Book 2904, page 429, 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 Cordell Short and wife, Etta Larue Short, heirs and assigns, forever.

And Gaines & Gregory Construction Co., Inc. does covenant with the said William Cordell Short and wife, Etta Larue Short, 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 & Gregory Construction Co., Inc. does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said William Cordell Short and wife, Etta Larue Short, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Gaines & Gregory Construction Co., Inc. has caused this instrument to be executed by its duly authorized officers this 31st day of July, 1959.

ATTEST: GAINES & GREGORY CONSTRUCTION CO., INC.

Secretary By President

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