K 2991

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 John Richard Farrell, Jr. and wife, Audrey Hampton Farrell, 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. 31 on the Plan of Hillhurst Acres, Sec. 5, as of record in Book 2854, page 42, Register's Office for said County.

Said Lot No. 31 fronts 90 feet on the southwesterly side of Sunset Drive and extends back 301.4 feet on the northwesterly line and 274.2 feet on the southeasterly line to a broken line in the rear measuring 109.4 feet thereon.

Being part of the property conveyed to Gaines & Gregory Construction Company, 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 John Richard Farrell, Jr. and wife, Audrey Hampton Farrell, their heirs and assigns, forever.

And Gaines and Gregory Construction Company, Inc. /does ~~xxx~~ covenant with the said John Richard Farrell, Jr. and wife, Audrey Hampton Farrell 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 John Richard Farrell, Jr. and wife, Audrey Hampton Farrell heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Gaines and Gregory Construction Company, Inc., has caused ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ its corporate name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee, this 27th day of October, 1959.

GAINES & GREGORY CONSTRUCTION COMPANY, INC.

BY: Robert W. Gregory
SECRETARY

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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