K 2991

For and in consideration of the sum of $ - - - - - - - - $10.00 - - - - - - - - - - - - - - - - - - -
- Ten and no/100 - - - - - - - - - - - DOLLARS
and other good and valuable considerations, cash in hand paid by Frank P. Gaines and wife, Inez T. Gaines, the receipt of all of which is hereby acknowledged.

We, Duncan M. Fort, Jr. and wife, Sue Thompson Fort
have bargained and sold, and by these presents do transfer and convey unto the said
Frank P. Gaines and wife, Inez T. Gaines
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. 15 on the Map of Brookhaven Estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Overbrook Drive at the corner of Lots Nos. 14 and 15; thence with the line between said lots easterly 343.9 feet to a point; thence southerly 135 feet to a corner of Lot 17; thence with the line between Lots 15 and 17, westerly 190 feet to a corner of Lot 16; thence with the line between Lots 15 and 16, northwesterly 223.9 feet to the margin of Overbrook Drive; thence with the margin of the same northeasterly around a slight curve, 130 feet to the beginning.
Being the same property conveyed to Duncan M. Fort, Jr. and wife, Sue Thompson Fort, by deed from Paramount Homes, Inc., of record in Book 2040, page 507, said Register's Office.

The above conveyance is made subject to restrictions filed for record prior to Feb. 15, 1950, in Book 1578, page 276, and in Book 1786, page 501, and restrictions filed for record April 11, 1951, in Book 1969, page 609, said 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 Frank P. Gaines and wife, Inez T. Gaines
their heirs and assigns, forever.

And we do covenant with the said Frank P. Gaines and wife, Inez T. Gaines
that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Duncan M. Fort, Jr. and wife, Sue Thompson Fort
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank P. Gaines and wife, Inez T. Gaines
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of October, 1959.

Duncan M. Fort, Jr. — Sue Thompson Fort

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Duncan M. Fort, Jr. and wife, Sue Thompson Fort
the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of October, 1959.

Commission Expires May 16, 1961

Phillip E. Cole
Notary Public

Warranty Deed
From
57656
Duncan M. Fort, Jr., et ux
To
Frank P. Gaines, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

G 611