K 3067

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 & GAINES CONSTRUCTION COMPANY, INC., a Tennessee corporation with its principal office and place of business in Nashville, Tenn.,

has bargained and sold, and by these presents do transfer and convey unto the said LOMAN SPARKS AND WIFE, SARAH P. SPARKS, 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. 129 on the Amended Plan of Caldwell Hall, Section 1, as of record in Book 2900, page 58, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Wauford Drive, the common corner of lots 128 and 129; thence with the line between said lots, northwardly 158 feet to a point, a corner of lot 130; thence with the line between lots 129 and 130, westwardly 139.7 feet to a point in the easterly margin of Arden Drive; thence with the margin of the same, southwardly 95 feet to a point, the beginning of a curve; thence southeastwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northerly margin of Wauford Drive; thence with the margin of the same, eastwardly 94.27 feet to the point of beginning.

Being part of the property conveyed to Gaines & Gaines Construction Company, Inc., by deed from Ferriss C. Bailey, Trustee, of record in Book 3000, page 29, 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 Loman Sparks and wife, Sarah P. Sparks, their heirs and assigns, forever.

And grantor does covenant with the said Loman Sparks and wife, Sarah P. Sparks, 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 grantor, Gaines & Gaines Construction Company, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Loman Sparks and wife, Sarah P. Sparks, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Gaines & Gaines Construction Company, Inc. has caused this instrument to be executed by its duly authorized officers this 15th day of April, 1960.

GAINES & GAINES CONSTRUCTION COMPANY, INC.

ATTEST: _____ Secretary By _____ President

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