BK 3069

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

~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said John S. Reed, Jr. and wife, Lucelia B. Reed, 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. 198 on the Plan of Primrose Acres, Section 2, of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 198 fronts 108 feet on the northwesterly side of Campbell Road and extends back 333.3 feet on the northeasterly line and 301.6 feet on the southwesterly line to a dead line which is a broken line and measures 131.5 feet.

Being part of the property conveyed to Gaines and Gregory Construction Company, Inc., by deed from Outerspace Development Corporation, of record in Book 2997, page 189 and by deed of correction of record in Book 2998, page 129 and by deed from Valley Construction Company, of record in Book 3031, page 157, 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 S. Reed, Jr. and wife, Lucelia B. Reed, their heirs and assigns, forever. And Gaines and Gregory Construction Company, Inc. /does ~~do~~ covenant with the said John S. Reed, Jr. and wife, Lucelia B. Reed 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 S. Reed, Jr. and wife, Lucelia B. Reed, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Gaines and Gregory Construction Company, Inc., has caused ~~[redacted]~~ its corporate name to be hereunto subscribed by its duly authorized officer at Nashville Tennessee, this 29th day of April, 1960.

GAINES & GREGORY CONSTRUCTION CO., INC.

BY: [signature] 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

PG 107