BK 3101

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 Gaines 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 Thomas L. Smith, Jr. and wife, Bessie W. Smith, 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. 147 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, page 58, Register's Office for said County.

Said Lot No. 147 fronts 90 feet on the southerly side of Garrett Drive and extends back 152.8 feet on the easterly line and 100 feet on the westerly line to a dead line measuring 105 feet thereon.

Being part of the property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Ferriss C. Bailey, Trustee, of record in Book 3075, page 525, 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 Thomas L. Smith, Jr. and wife, Bessie W. Smith, their heirs and assigns, forever.

And Gaines and Gaines Construction Company, Inc. /does ~~xx~~ covenant with the said Thomas L. Smith, Jr. and wife, Bessie W. Smith, 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 Gaines Construction Company, Inc., does ~~dx~~ further covenant and bind itself, its/ successors ~~xxxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Thomas L. Smith, Jr. and wife, Bessie W. Smith, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Gaines and Gaines Construction Company, Inc., has caused ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 21st day of July, 1960.

GAINES & GAINES CONSTRUCTION CO., INC.

ATTEST: SECRETARY

BY: PRESIDENT

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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