BK 3160

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 and Gregory Construction Co., Inc., a Tennessee corporation with its office and principal place of business in Madison, Tennessee, has bargained and sold, and by these presents do transfer and convey unto the said Frank Szijarto and wife, Dorothy Thomas Szijarto, 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. 251 on the Plan of Primrose Acres, Section III, of record in Book 2900, page 71, Register's Office for said County.

Said Lot No. 251 fronts 120 feet on the westerly side of Oaklawn Drive and extends back 165.5 feet on the northerly line and 180.3 feet on the southerly line to a deed line measuring 110.6 feet thereon.

Being part of the property conveyed to Gaines and Gregory Construction Company, Inc., by deed from Outerspace Development Corporation et al, of record in Book 3079, page 143, 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 Szijarto and wife, Dorothy Thomas Szijarto, their heirs and assigns, forever.

And grantor do/es covenant with the said Frank Szijarto and wife, Dorothy Thomas Szijarto, 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 the said grantor does further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to the said land to the said Frank Szijarto and wife, Dorothy Thomas Szijarto, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Gaines and Gregory Construction Co., Inc. has caused this deed to be executed by its duly authorized officer this 7th day of November, 1960. GAINES AND GREGORY CONSTRUCTION CO., INC.

By Walter C. Gaines
President

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