K 3181

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - $14,250.00 - - - - - - - - - -

- - - - - - FOURTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 - - - - - - - DOLLARS

Cash in hand paid, 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 Claude R. Folts and wife, Amy Louise, Folts, 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. 1 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119, said Register's Office, described as follows: BEGINNING at a point in the easterly margin of Richmond Hill Drive, a common corner of Lot No. 1 and Reserved Tract "B"; thence with the line between said lot and said tract, eastwardly 95 feet to a point; thence northwardly 135 feet to a point in the southerly margin of Creekwood Drive; thence with the margin of the same westwardly 70 feet to a point, the beginning of a curve; thence southwestwardly around said curve 39.27 feet to a point in the easterly margin of Richmond Hill Drive; thence with the margin of the same, southwardly 110 feet to the point of beginning.

Being part of the property conveyed to Gaines and Gaines Construction Company, Inc. by deed from Lewis Gaines, Trustee, of record in Book 3165, page 153, said Register's Office.

Now, so as to provide funds to insure to all property owners continuous and uninterrupted service, a lien is hereby retained on each and every parcel of land conveyed in this subdivision, and all purchasers thereof agree, for themselves, their heirs, executors and assigns, that their separate properties, that is each lot or parcel of land on which improvements have been made, are impressed with a lien to Parkwood Service Company for such sewage service charges. Such lien shall be accumulative and shall continue in full force and effect, irrespective of any Statute of Limitations for the institution of suit, until all charges are paid in full, and shall continue and be binding on any purchaser of the property, and shall be enforceable in any Court of law and equity, and any unpaid balance shall bear six (6%) per cent from the date due. However, the lien established and declared shall be subordinate and secondary to any subsistent valid, outstanding and existing first mortgage on the property, but not subordinate to any other lien, contractual or impressed by law.

This lien and covenant shall run with the land and continue to exist so long as Parkwood Service Company or its successor is furnishing sewage service to the property as declared, defined and directed by the Public Service Commission of 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 Claude R. Folts and wife, Amy Louise Folts, their

_____ heirs and assigns, forever.

Gaines and Gaines Construction Company, Inc.

And /does ~~do~~ covenant with the said Claude R. Folts and wife, Amy Louise Folts

_____ 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

~~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 Claude R. Folts and wife, Amy Louise Folts,

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 ~~WHEREX~~ its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 10th day of February, 1961.

GAINES & GAINES CONSTRUCTION CO., INC.

ATTEST: _____ BY _____

Secretary President

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