BK 3217

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 consiserations, the receipt of all of which is hereby acknowledged,

Gaines and Gaines Construction Company, Inc., a Tennessee corporation with its office and principal place of business in Nashville, Tennessee,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said George M. Giffe and wife, Helen H. Giffe, 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. 323 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 323 fronts 117.4 feet on the northerly side of Gaywood Drive and extends back 150 feet on the easterly line and 150.2 feet on the westerly line to a dead line measuring 47 feet thereon.

Being the same property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Ferriss C. Bailey, Trustee, dated August 9, 1960, filed September 22, 1960, and recorded in Book 3131, page 539, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George M. Giffe and wife, Helen H. Giffe, their heirs and assigns, forever.

And grantor ~~do~~ covenant with the said George M. Giffe and wife, Helen H. Giffe, 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 ~~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 George M. Giffe and wife, Helen H. Giffe, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Gaines and Gaines Construction Co., Inc., has ~~have~~ caused this deed to be executed by its duly authorized officers this 30 day of March, 1961. GAINES & GAINES CONSTRUCTION CO., INC.

Attest: _____ Secretary

BY _____ President

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