3248

WARRANTY DEED

For and in consideration of the sum of - - - - - TEN AND NO/100 - - - - - - - - - - - - - - -
- - - - - - - - - - ($10.00) - *DOLLARS*
cash in hand paid by GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GREGORY HOMES, INCORPORATED, a Tennessee corporation without a seal, has [illegible] *bargained and sold, and by these presents do transfer and convey unto the said* GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*
Land in Davidson County, Tennessee, being lot No. 345 on the Plan of Sunset View, Section 6, as of record in book 2900, pages 54 and 55, Register's Office for said County described as follows:

Beginning at a point on the southwesterly margin of Donna Hill Drive at the corner of lots Nos. 345 and 346 on said plan; thence with the line between said lots southwestwardly 386.9 feet to a point in the line between lots Nos. 345 and 373; thence with the line between lots Nos. 373, 374 and 345 southwardly 73.77 feet to the corner of lots Nos. 345 and 374; thence south 70° 44' east 141.8 feet to the corner of lots Nos. 344 and 345; thence with the line between lots Nos. 344 and 345 northeastwardly 390.4 feet to the southwesterly margin of said Drive; thence with same northwestwardly 100 feet to the beginning.
Being the same real property convyed to Gregory Homes, Inc., by deed from Harry Zeitlin et al, dated November 25, 1960 filed December 1, 1960 and recorded in Book 3162, page 121, said Register's Office.
The above described property is conveyed subject to restrictions of record in Book 2995, page 413; and conditions on the plan of record in Book 2900, pages 54 and 55, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS their *heirs and assigns, forever.*

And GREGORY HOMES, INCORPORATED does [illegible] *covenant with the said* GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS *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,* except by taxes for the year 1961 which have been prorated and are hereb assummed by the grantee.

And GREGORY HOMES, INCORPORATED, does [illegible] *further covenant and bind* itself, its [illegible] successors and assigns *to warrant and forever defend the title to the said land to the said* GILBERT F. JONAS AND WIFE, MARY LOUISE JONAS their *heirs and assigns against the lawful claims of all persons, whomsoever.*

[illegible]

IN WITNESS WHEREOF GREGORY HOMES INCORPORATED has caused this instrument to be executed by its Secretary-Treasurer, Fred B. Gregory, pursuant to authority vested in him.

Dated at Nashville, Tennessee, this 15th day of June, 1961.

GREGORY HOMES, INCORPORATED
By Fred B Gregory
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State,* ....

....

the within named 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 .... *Tennessee,*
this .... *day of* ...., *19*......

.... *Notary Public*

Commission expires ....

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