BK 3250

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

has bargained and sold, and by these presents do transfer and convey unto the said Herbert Elvis Green and wife, Barbara Ann Green, 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. 13 on the Plan of Parkwood Estates, Section I, as of record in Book 2903, page 119 and 120, Register's Office for said County.

Said Lot fronts 75 feet on the easterly side of Richmond Hill Drive and runs back 145 feet on the northerly line and 126.4 feet on the southerly line to a dead line in the rear on which it measures 93 feet.

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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Elvis Green and wife, Barbara Ann Green, their heirs and assigns, forever.

And grantor does covenant with the said Herbert Elvis Green and wife, Barbara Ann Green, 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 and representatives, to warrant and forever defend the title to the said land to the said Herbert Elvis Green and wife, Barbara Ann Green, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Gaines and Gaines Construction Company, Inc., has caused this deed to be executed by its duly authorized officers this 26th day of June, 1961. GAINES & GAINES CONSTRUCTION COMPANY, INC.

ATTEST: _____ BY _____

Secretary President

PG 447