K 3252

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - $12,750.00 - - - - - - - - -

- - - - - - - - - TWELVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - - - - - DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

Gaines Home Building Corporation, 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

~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said Harold Earl Steffy and wife, Jeanette T. Steffy, their

~~heirs~~ 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. 56 on the Plan of Parkwood Estates Section 1, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Richmond Hill Drive, the common corner of Lots 38 and 56; thence with the line between said lots, southwardly 125.6 feet to a point in the northerly line of Lot No. 55; thence with the northerly line of Lot No. 55, eastwardly 92.95 feet to a point in the westerly margin of Spears Road; thence with the margin of the same, northwardly 103.42 feet to a point the beginning of a curve; thence northwestwardly around said curve 40.13 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same, westwardly 74.65 feet to the point of beginning.

Being part of the property conveyed to Gaines Home Building Corporation, by deed from Lewis Gaines, Trustee, of record in Book 3218, page 211, 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 Harold Earl Steffy and wife, Jeanette T. Steffy, their heirs and assigns, forever.

And Gaines Home Building Corporation /does ~~its~~ covenant with the said Harold Earl Steffy and wife, Jeanette T. Steffy 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 Home Building Corporation, does ~~its~~ further covenant and bind itself, its /successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Harold Earl Steffy and wife, Jeanette T. Steffy, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Gaines Home Building Corporation has caused its corporate name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee, this 18th day of July, 1961.

GAINES HOME BUILDING CORPORATION

By: Wallace R. Driver
Secretary-Treasurer

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