K 3253

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 Home Building Corporation, a Tennessee corporation with its office and principal place of business in Madison, Tennessee,

has bargained and sold, and by these presents do transfer and convey unto the said Paul Hudgins Balthrop and wife, Gladys Simmons Balthrop, 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. 10 on the Plan of Parkwood Estates, Section I, of record in Book 2900, page 119, Register's Office for said County.

Said Lot No. 10 fronts 75 feet on the northeasterly side of Richmond Hill Drive and extends back 131.5 feet on the southeasterly line and 125.6 feet on the northwesterly line to a dead line measuring 75.1 feet thereon.

Being part of the property conveyed to Gaines Home Building Corporation, by deed from Lewis Gaines, Trustee, of record in Book 3185, page 143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictive covenants of record in Book 3136, page 52, 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 Paul Hudgins Balthrop and wife, Gladys Simmons Balthrop, their heirs and assigns, forever.

And grantor does covenant with the said Paul Hudgins Balthrop and wife, Gladys Simmons Balthrop, 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 Paul Hudgins Balthrop and wife, Gladys Simmons Balthrop, their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Gaines Home Building Corporation, has caused this deed to be executed by its duly authorized officers this 19th day of July, 1961.

GAINES HOME BUILDING CORPORATION

BY Walter C. Gaines
President

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