K 3255

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - $14,550.00 - - - - - - - - - -

- - - - - - - - - - - FOURTEEN THOUSAND FIVE 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

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Guilford Chaffin and wife, Sammie C. Chaffin, their

_____ **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. 196 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 196 fronts 37.01 feet on the northerly side of Carterwood Court and extends back 144.75 feet on the easterly line and 127.6 feet on the westerly line to a broken line in the rear measuring 144.9 feet thereon.

Being part of the property conveyed to Gaines Home Building Corporation by deed from Lewis Gaines, Trustee, of record in Book 2165, page 11, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2196, page 52, 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 Guilford Chaffin and wife, Sammie C. Chaffin, their _____ **heirs and assigns, forever.**

And Gaines Home Building Corporation **/does ~~do~~ covenant with the said** Guilford Chaffin and wife, Sammie C. Chaffin _____ **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 **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** Guilford Chaffin and wife, Sammie C. Chaffin, 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 ~~Witness~~ XXXXXXXXXXXXXX ~~hand~~ XXXXXX ~~seal~~ XXXXXXXXXXXXXXXXXX **day of** XXXXXXXXXXXXXXXX, 19XXX name to be hereunto subscribed byits duly authorized officer at Nashville, Tennessee, this 7th day of August, 1961.

GAINES HOME BUILDING CORPORATION

BY: Walter C. Gaines
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, **a Notary Public in and for said County and State, the within named** _____

_____

_____

the 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 office, this _____ **day of** _____, 19____

Commission expires _____

_____
Notary Public

PG 195