K 3277

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - -$15,080.00 - - - - - - - - - - - - -

- - -FIFTEEN THOUSAND EIGHTY 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** ~~x~~**bargained and sold, and by these presents do transfer and convey unto the said** Walter A. Craddock and wife, Jean M. Craddock, 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. 201 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Carterwood Drive, the common corner of Lots Nos. 200 and 201; thence with the line between said lots, southwestwardly 113.9 feet to a point, a corner of Lot No. 202, thence with the line between Lots Nos. 201 and 202, northwestwardly 115.4 feet to a point in the southeasterly margin of Vailview Drive; thence with the margin of the same, northeastwardly 90 feet to a point, the beginning of a curve; thence eastwardly around said curve 39.27 feet to a point in the southwesterly margin of Carterwood Drive; thence with the margin of the same southeastwardly 100.24 feet to the point of beginning. Being part of the property conveyed to Gaines Home Building Corporation, a Tennessee corporation, by deed from Lewis Gaines, Trustee, of record in Book 2191, page 183, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to restrictive covenants of record in Book 3136, page 52, 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 Walter A. Craddock and wife, Jean M. Craddock, their _____ **heirs and assigns, forever.**

And Gaines Home Building Corporation /does ~~do~~ **covenant with the said** Walter A. Craddock and wife, Jean M. Craddock _____ **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** Walter A. Craddock and wife, Jean M. Craddock, 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 17th day of August, 1961.

GAINES HOME BUILDING CORPORATION

BY: _____
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

G 21