K 3278

WARRANTY DEED

For and in consideration of the sum of - - - TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by LAWRENCE S. KLASS AND WIFE, ROBERTA M. KLASS and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GREGORY HOMES, INC., a Tennessee Corporation without a seal, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* LAWRENCE S. KLASS AND WIFE, ROBERTA M. KLASS their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot 351 on the Plan of Section VI, Sunset View of record in Book 2900, pages 54 and 55, Register's Office for said County.

Said Lot fronts 100 feet on the westerly side of Donna Hill Drive and runs back 322.9 feet on the north line and 290.2 feet on the south line to a dead line which is a broken line on which it measures 179.65 feet.

Being part of the property conveyed to Gregory Homes, Inc., by deed from Herman McCallum, unmarried, as of record in Book 3186, page 185, Register's Office for said County.

The above described property is conveyed subject to restrictions of record in Book 2995, page 413; and conditions on the plan of record in Book 2900, pages 54 and 55, 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 LAWRENCE S. KLASS AND WIFE, ROBERTA M. KLASS their *heirs and assigns, forever.*

GREGORY HOMES, INC., does *And* ~~xxx~~ *covenant with the said* LAWRENCE S. KLASS AND WIFE, ROBERTA M. KLASS *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.* except by taxes for the year 1961, which have been prorated and are hereby assumed by the grantee.

And GREGORY HOMES, INC., does *further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* LAWRENCE S. KLASS AND WIFE, ROBERTA M. KLASS their *heirs and assigns against the lawful claims of all persons, whomsoever.*

~~Witness xhand xthis day of , xxx, xthex corporate seal, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.~~

IN WITNESS WHEREOF GREGORY HOMES, INC., has caused this instrument to be executed by its Secretary-Treasurer, Fred B. Gregory, pursuant to authority vested in him.

Dated at Nashville, Tennessee, this 18th day of August, 1961.

GREGORY HOMES, INCORPORATED

By: Fred B. Gregory
Secretary-Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainer , 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 ..... *Tennessee, this* ..... *day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

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