K 3281



THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - $16,500.00 - - - - - - - - - - -
- - - - - - - - - - - SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 - - - - - - DOLLARS
Cash in hand paid and 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 E. Deakins and wife, Maxine L. Deakins, 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. 41 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 120, Register's Office for said County.

Said Lot No. 41 fronts 81.5 feet on the easterly side of Brick Church Pike and extends back 140 feet on the northerly line and 139.5 feet on the southerly line to a dead line measuring 81.5 feet thereon.

Being part of the same 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.

This conveyance is made subject to restrictive covenants of record in Book 3136, page 52, and amended in Book 3253, page 591, 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 Harold E. Deakins and wife, Maxine L. Deakins, their heirs and assigns, forever.

And Gaines Home Building Corporation /does ~~do~~ covenant with the said Harold E. Deakins and wife, Maxine L. Deakins 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 Harold E. Deakins and wife, Maxine L. Deakins, 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 22nd day of September, 1961.

GAINES HOME BUILDING CORPORATION

BY: Wallace K. Linner
Secretary

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 619