K 3340

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**For and in consideration of the sum of** TEN ANI 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 and Gaines Construction Company, Inc, a Tennessee corporation with its office and principal place of business in Nashville, Tennessee,

has **these bargained and sold, and by these presents do transfer and convey unto the said** Edward G. Cox and wife, Aline Boyd Cox, 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. 176 on the Plan of Parkwood Estates, Section I, of record in Book 2900, page 119, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Vailview Drive, the common corner of Lots No. 176 and 177; thence with the line between said lots, southeastwardly 110.1 feet to a point, a corner of Lot No. 175; thence with the line between Lots Nos. 175 and 176, northeastwardly 106.3 feet to a point in the southwesterly margin of Richmond Hill Drive; thence with the margin of the same, northwestwardly 103.32 feet to a point, the beginning of a curve; thence westwardly around said curve 39.27 feet to a point in the southeasterly margin of Vailview Drive; thence with the margin of the same, southwestwardly 80 feet to the point of beginning.

Being part of the property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Lewis Gaines, Trustee, of record in Book 3165, page 153, 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** Edward G. Cox and wife, Aline Boyd Cox, their

**heirs and assigns, forever.**

**And** grantor do**es covenant with the said** Edward G. Cox and wife, Aline Boyd Cox,

**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

**do further covenant and bind** itself, its successors **and representatives, to warrant and forever defend the title to the said land to the said** Edward G. Cox and wife, Aline Boyd Cox, their

**heirs and assigns against the lawful claims of all persons, whomsoever.**

In Witness Whereof, Gaines and Gaines Construction Co., Inc., has caused this deed to be executed by its duly authorized officers this 2nd day of February 1962. GAINES ANI GAINES CONSTRUCTION CO.INC.

Attest: _____ By _____

Secretary President

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