BK 3344

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $12,500.00

Twelve Thousand, Five Hundred and No/100 **DOLLARS**

Cash in hand paid by Elvis E. Simmons and wife, Wilma Simmons, the receipt of which is hereby acknowledged,

G. & S. HOMEBUILDERS, INC.

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Elvis E. Simmons and wife, Wilma Simmons

their ~~heirs~~ 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. 36 on the Revised Plan of Mansker Heights, Section II, as of record in Book 3106, page 43, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 90.00 feet on the westerly margin of Fannin Drive, running back between lines measuring 275.7 feet on the northerly side, and 293.2 feet on the southerly side to a broken line in the rear, on which it measures 110.61 feet.

Being part of the same property conveyed to G. & S. Homebuilders, Inc., by deed from Swift Developers, a limited partnership, of record in Book 3256, page 83, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elvis E. Simmons and wife, Wilma Simmons

their ~~heirs~~ heirs and assigns, forever.

And it does ~~do~~ covenant with the said Elvis E. Simmons and wife, Wilma Simmons

that ~~he is~~ they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, except 1962 Taxes which have been prorated and are hereby assumed by the purchasers.

And G. & S. HOMEBUILDERS, INC.

~~does~~ do **further covenant and bind** itself, its successors ~~heirs~~ heirs and representatives, to warrant and forever **defend the title to the said land to the said** Elvis E. Simmons and wife, Wilma Simmons

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

IN WITNESS WHEREOF G. & S. HOMEBUILDERS, INC., a Corporation aforesaid has caused ~~his~~ this instrument to be executed by its duly authorized officers on this 26th day of February, 1962.

G. & S. HOMEBUILDERS, INC.

By: Edna B. Gibbs Pres.

John F. Gibbs, President

3344

PG 63