K 3346

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - $13,300.00 - - - - - - - - - - -

- - - - - - - - - - - THIRTEEN THOUSAND THREE HUNDRED AND NO/100 - - - - **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged,

Gaines and Gaines Construction Company, Inc., 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

_____ **hereby bargained and sold, and by these presents do transfer and convey unto the said** William Henry Bagwell and wife, Bonnie J. Bagwell, 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. 256 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 256 fronts 73.5 feet on the easterly side of Cynthia Lane and extends back 144.1 feet on the northerly line and 155.8 feet on the southerly line to a broken line measuring 127.1 feet thereon.

Being part of the property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Lewis Gaines, Trustee, of record in Book 3310, page 480, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3249, page 345 and amended in Book 3309, page 615, 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 William Henry Bagwell and wife, Bonnie J. Bagwell, their

_____ **heirs and assigns, forever.**

And Gaines and Gaines Construction Company, Inc. /does ~~do~~ **covenant with the said** William Henry Bagwell and wife, Bonnie J. Bagwell

_____ **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 and Gaines Construction Company, Inc., does

~~do~~ **further covenant and bind** itself, its /successors ~~and~~ **and representatives, to warrant and forever defend the title to the said land to the said** William Henry Bagwell and wife, Bonnie J. Bagwell

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

In witness whereof, the said Gaines and Gaines Construction Company, Inc., has caused [redacted] its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 14th day of March, 1962. GAINES & GAINES CONSTRUCTION CO., INC.

ATTEST: Secretary 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 465