K 3371

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of eleven Thousand eight hundred ($11,800.00) DOLLARS

of which sum Mrs. Joella J. Warren has paid in cash the sum of $4,043.83, to Gaines and Gaines Construction Company Inc. the receipt of which id hereby acknowledged, and for the remainder the said Mrs. Joella J. Warren assums the payment of a first mortgage note owing to First Federal Savings and Loan Association the balance owing thereon being $7,756.17.

The said Gaines and Gaines Construction Company Inc.

has ~~have~~ bargained and sold, and by these presents do/~~transfer~~ and convey unto the said Joella J. Warren

her 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. 7 on the Plan of Roseland Subdivision, as of record in Book 2133, page 1, Register's Office for said County.

Said Lot No. 7 fronts 82 feet on the southerly side of Rosebank Avenue and runs back between lines 131 feet on the west line and 130 feet on the east line to a dead line on which it measures 82 feet.

Being the same property conveued to Gaines and Gaines Construction Co., Inc. by deed from Whitson R. McLean, and wife, Margret P. McLean, of record in Book 3180, page 617, 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 Mrs. Joella J. Warren her heirs and assigns, forever.

And grahter do/covenant with the said Mrs. Joella J. Warren 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 Gaines and Gaines Construction Company Inc. do further covenant and bind itself its heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Joella J. Warren her heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness Whereof, Grantor has caused this instrument to be executed by its duly authorized officers this 11th day of April, 1962.

GAINES & GAINES CONSTRUCTION CO., INC.

By Wayne Gaines Pres.

ATTEST: Secretary

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