K 3372

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - $15,500.00 - - - - - - - - - -

- - - - - - - - - - FIFTEEN THOUSAND FIVE 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

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said John M. Roach and wife, Betty J. Roach, 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. 375 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County, described as follows: BEGINNING at a point in the southerly margin of Wilmoth Road, the common corner of Lots 374 and 375; thence with the line between said lots, southwardly 129.4 feet to a point; thence westwardly 106 feet to a point in the easterly margin of Spears Road; thence with the margin of the same, northwardly 108.46 feet to a point, the beginning of a curve; thence northeastwardly around said curve 39.27 feet to a point in the southerly margin of Wilmoth Road; thence with the margin of the same, eastwardly 113.05 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 3316, page 75, Register's Office for Davidson County, Tennessee.

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 John M. Roach and wife, Betty J. Roach, their

heirs and assigns, forever.

And Gaines and Gaines Construction Co., Inc. /does ~~do~~ covenant with the said John M. Roach and wife, Betty J. Roach

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 John M. Roach and wife, Betty J. Roach, their

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

Inwitness 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 20th day of April, 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

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