K 3399

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - TEN AND NO/100 - - - - - - - - -
- - - - - - - - - ($10.00) - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

I, Stanly T. Snodgrass, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said James E. Gaines and wife Dorothy J. Gaines 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. 2 on the Plan of Cumberland Gardens, Section V, of record in book 3300, page 37, Register's Office for said County.
Said lot No. 2 begins at a point in the northerly margin of Jenkins Street at the common dividing line between lots Nos. 1 and 2 on said plan; thence northerly 76.8 feet along said dividing line to a point; thence in a northeasterly direction along the dividing lines between lots Nos. 2 and 3 on said plan, 58.7 feet to the westerly margin of Jenkins Court; thence southerly along the westerly margin of said Jenkins Court, 88 feet to the beginning of a curve; thence around said curve in a southwesterly direction, 39.27 feet to a point in the northerly margin of Jenkins Street; thence westerly along thenortherly margin of said Jenkins Street, 50 feet to the point of beginning.
Being part of the same property conveyed to Stanly T. Snodgrass, Trustee, by deed from Ida Flair, of record in bok 3278, page 195, R.O.D.C. 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 James E. Gaines and wife Dorothy J. Gaines their heirs and assigns, forever.

And I do covenant with the said James E. Gaines and wife Dorothy J. Gaines that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Stanly T. Snodgrass, Trustee do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said James E. Gaines and wife Dorothy J. Gaines their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 12th day of April, 19 62

Stanly T. Snodgrass, Trustee

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