3400

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - $14,250.00 - - - - - - - - - - -

- - - - - - - - - FOURTEEN THOUSAND TWO HUNDRED FIFTY 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 Donald W. Snell and wife, Helen R. Snell, 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. 324 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 northerly margin of Wilmoth Road, the common corner of Lots 324 and 325; thence with the line between said lots, northwardly 146.9 feet to a point, a corner of Lot 323; thence with the line between lots 323 and 324, eastwardly 104.4 feet to a point in the westerly margin of Leswood Lane; thence with the margin of the same, southwardly 110 feet to a point, the beginning of a curve; thence southwestwardly around said curve, 39.95 feet to a point in the northerly margin of Wilmoth Road; thence with the margin of same, westwardly 75.9 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 3309, page 429, 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 Donald W. Snell and wife, Helen R. Snell, their heirs and assigns, forever.

Gaines and Gaines Construction Company, Inc.

And /does ~~do~~ covenant with the said Donald W. Snell and wife, Helen R. Snell 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 ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Donald W. Snell and wife, Helen R. Snell, 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 its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 11th day of June, 1962.

GAINES & GAINES CONSTRUCTION CO., INC.

ATTEST: [signature] Secretary

BY: [signature] President

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