THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - - $16,000.00 - - - - - - - - - -

- - - - - - - - - - - - - - - SIXTEEN THOUSAND 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 Robert W. Smith and wife, Beatrice K. Smith, 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. 464 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 464 fronts 80 feet on the southeast side of Vailview Drive and extends back between lines 118.0 feet on the northeasterly line and 161.5 feet on the southwesterly line to a dead line in the rear, measuring 99.5 feet thereon.

Being the same property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Lewis E. Gaines, Trustee, of record in Book 3499, page 349, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3313, page 402, 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 Robert W. Smith and wife, Beatrice K. Smith, their heirs and assigns, forever.

And Gaines and Gaines Construction Company, Inc. /does ~~do~~ covenant with the said Robert W. Smith and wife, Beatrice K. Smith 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 Robert W. Smith and wife, Beatrice K. Smith, 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, this 28th day of January, 1963.

GAINES & GAINES CONSTRUCTION CO., INC.

[signature] ATTEST: Secretary

BY: [signature] 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