K 3530

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) - - - - - - - - - - - - -
- *DOLLARS*

cash in hand paid by Carl F. Pride and wife, Nancy L. Pride, and other valuable and sufficient considerations accepted as cash, the receipt of all of which is hereby acknowledged,

GAINES HOME BUILDING CORPORATION, a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

~~have~~ *bargained and sold, and by these presents do* ~~transfer~~ *and convey unto the said* Carl F. Pride and wife, Nancy L. Pride, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 8 on the Plan of Blair Manor, as of record in book 3300, page 32, Register's Office for said County.
Said lot No. 8 fronts 128 feet on the southerly side of Edgebrook Road and extends back 350.5 feet on the westerly line and 380 feet on the easterly line to a dead line, measuring 102.61 feet thereon.
Being part of the real property conveyed to Gaines Home Building Corporation, by deed from James W. Blair and wife, of record in book 3285, page 441, said Register's Office.

This conveyance is made subject to 20-foot easement for public utilities across premises, 15-foot drainage easement along rear line of premises, 60-foot building setback line from Edgebrook Road, and conditions of owners certificate, as shown on plan of record in book 3300, page 32; and restrictive covenants contained in instrument of record in book 3313, page 394, and amended by instrument of record in book 3315, page 571, 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 Carl F. Pride and wife, Nancy L. Pride, their *heirs and assigns, forever.*

And Gaines Home Building Corporation does ~~do~~ *covenant with the said* Carl F. Pride and wife, Nancy L. Pride *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 Home Building Corporation 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* Carl F. Pride and wife, Nancy L. Pride, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 22nd *day of* March, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GAINES HOME BUILDING CORPORATION

By Wallace R. Driver
Wallace R. Driver, secretary & treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *, a Notary Public in and for said County and State,* ....

....

the within named 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 .... *Tennessee, this* .... *day of* .... *19* ....

.... *Notary Public*

Commission expires ....

G 513