K 3532

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------$ 10.00----------

TEN & NO/100---------- **DOLLARS**

Cash in hand and other good and valuable considerations paid to Gaines & Gaines Construction Co., Inc., by Roy Miller and wife, Georgia A. Miller, the receipt of which is hereby acknowledged, the said Gaines & Gaines Construction Co., Inc. Has

_____ **bargained and sold, and by these presents do transfer and convey unto the said** Roy Miller and Wife, Georgia A. Miller,

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. 5 on the plan of Riverside Homes, as of record in Book 2330, page 108, Register's Office for said County, as corrected by a surveyor's certificate of record in Book 3432, page 135, said Register's Office.

Said Lot No. 5 fronts 54.16 feet on the southerly margin of the culdesac of Lathan Court and runs back between lines 184.2 feet on the easterly side, which is a twice broken line, and 225.3 feet on the northwesterly side, which is a broken line, to a line in the rear measuring 106.4 feet thereon.

Being the same property conveyed to Gaines & Gaines Construction Co., Inc. by deed from Meredith G. Ferguson and wife, Grace H. Ferguson of record in Book 3505, page 475, Register's Office for Davidson County, 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 Roy Miller and wife, Georgia A. Miller

their **heirs and assigns, forever.**

And grantor do(es) **covenant with the said** Roy Miller and wife, Georgia A. Miller

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 said Gaines & Gaines Construction Co., Inc. does

further covenant and bind itself, it heirs **and representatives, to warrant and forever defend the title to the said land to the said** Roy Miller and wife, Georgia A. Miller

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

In witness witness whereof Gaines & Gaines Construction Company, Inc. has caused this instrument to be executed by its duly authorized officers this the 3 day of April, 1963

Gaines & Gaines Construction Company, 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**

G 195