K 3535

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED Parcel No. 12D 12985-Mail to Kimbrough-Kavanaugh & Associates 110 Union Street, Nashville, Tenn.

For and in consideration of the sum of - - - - - - - - - - - - $19,200.00 - - - - - - - - - -

- - - - - - - - - - - - NINETEEN THOUSAND TWO HUNDRED 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 James Dennis and wife, Thelma K. Dennis, 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. 4 on the Plan of Riverside Homes, of record in Book 2330, page 108, Register's Office for said County.

Said Lot No. 4 fronts 51.10 feet on the westerly side of Lathan Court and extends back 140.1 feet on the southerly line and 105.9 feet on the northerly line to a dead line in the rear, measuring 203.9 feet thereon.

Being part of the property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Will Latham, of record in Book 2594, page 345, 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 James Dennis and wife, Thelma K. Dennis, their heirs and assigns, forever.

And Gaines and Gaines Construction Company, Inc. ~~/does~~ ~~do~~ covenant with the said James Dennis and wife, Thelma K. Dennis 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 and representatives, to warrant and forever defend the title to the said land to the said James Dennis and wife, Thelma K. Dennis, 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 26th day of April, 1963.

GAINES & GAINES CONSTRUCTION CO., 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 461