K 3536

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ten ($10.00)

DOLLARS

cash in hand paid by William M. Franklin and wife, Nancy T. Franklin to Gaines & Gaines Construction Company, Inc., and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Gaines and Gaines Construction Company Inc. has

~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said William M. Franklin and wife, Nancy T. Franklin, 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 Harwood Estates, Section III, as of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 464 fronts 112.0 feet on the easterly side of Brick dale Lane and extends back 68.4 feet on the southerly line and 111.4 feet on the northerly line to a dead line in the rear on which it measures 112.1 feet.

Being part of the same property conveyed to Gaines and Gaines Construction Company, Inc. by deed from Lewis Gaines, Trustee, of record in Book 3427, page 217, Register's Office for Davidson County, Tennessee.

Send A Tax statement to Fidelity Federal Savings & Loan Assn. 401 Union St.Nashville 3,Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William M. Franklin and wife, Nancy T. Franklin, Their **heirs and assigns, forever.**

And grantor **do**es **covenant with the said** William M. Franklin and wife, Nancy T. Franklin **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,** except restrictive covenants contained in Book 3313, page 402 Register's Office for Davidson County, Tennessee, including lien for sanitary sewage services, etc.

And said Gaines & Gaines Construction Company Inc. **do**es **further covenant and bind** itself, its **heirs and representatives, to warrant and forever defend the title to the said land to the said** William M. Franklin and wife, Nancy T. Franklin, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 30th. **day of** April, **19** 63.

Attest: Jean Davis

GAINES & GAINES CONSTRUCTION COMPANY, INC.

By: [signature] President

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