WARRANTY DEED — ATTORNEYS TITLE COMPANY

[illegible] No. 128 5479
MAIL TAX NOTICES TO: Kinnebrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville, 3, Tennessee

For and in Consideration of the sum of - - - - - - - - - - - - $13,950.00 - - - - - - - -
- - - - - - - - - - THIRTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 - - - - DOLLARS
Cash in hand paid, receipt 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 and place of business in Nashville, Davidson County, Tennessee, has

~~bargained~~ and sold, and by these presents do transfer and convey unto the said Charles J. Hugar and wife, Melissa M. Hugar, 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. 451 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 451 fronts 80.0 feet on the east side of Robwood Drive, and extends back between lines 156.8 feet on the north line and 159.3 feet on the south line to a dead line in the rear, measuring 80.0 feet.

Being part of the property conveyed to Gaines Home Building Corporation by deed from Lewis E. Gaines, Trustee, of record in Book 3398, page 318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3312, 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 Charles J. Hugar and wife, Melissa M. Hugar, their heirs and assigns, forever.

And Gaines Home Building Corporation does ~~do~~ covenant with the said Charles J. Hugar and wife, Melissa M. Hugar 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 Charles J. Hugar and wife, Melissa M. Hugar, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Gaines Home Building Corporation has caused its corporate name to be hereunto subscribed by its duly authorized officer at Nashville, Tennessee this 3rd day of May, 1963.

GAINES HOME BUILDING CORPORATION

BY: Wallace R. Diuner
Secretary