K 3571

WARRANTY DEED

ATTORNEYS TITLE COMPANY

INFORMATION FOR RECEIPT OF REAL ESTATE TAX ASSESSOR: Tax Parcel No. 120 X 027
SEND TAX NOTICES TO: Kimbrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville 3, Tennessee

For and in Consideration of the sum of - - - - - - - - - - - - $14,350.00 - - - - - - - -

- - - - - - - - - FOURTEEN THOUSAND THREE 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 James Russell Callis and wife, Frances A. Callis, 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. 519 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 519 fronts 75.0 feet on the northwesterly side of Vailview Drive and extends back 154.1 feet on the northeasterly line and 151.2 feet on the southwesterly line to a dead line in the rear, measuring 75.05 feet thereon.

Being part of the property conveyed to Gaines Homes Building Corporation, by deed from Lewis E. Gaines, Trustee, of record in Book 3406, page 346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3313, page 402, Register's Office for said County.

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 Russell Callis and wife, Frances A. Callis, their _____ heirs and assigns, forever.

And Gaines Home Building Corporation /does ~~do~~ covenant with the said James Russell Callis and wife, Frances A. Callis _____ 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 _____ successors ~~do~~ further covenant and bind itself, its /~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said James Russell Callis and wife, Frances A. Callis, 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 5th day of June, 1963.

GAINES HOME BUILDING CORPORATION

BY: _____
President

PG 387