BK 3610

WARRANTY DEED

THIS FORM FURNISHED BY INTERSTATE TITLE CO.

Parcel #120-55213
Kimbrough-Kavanaugh Associates

For and in consideration of the sum of ---------- $16,000.00 ----------

---------- SIXTEEN THOUSAND 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 Robert James Seamon and wife, Ruth G. Seamon, 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. 602 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Beginning with a point in the northerly margin of Doverside Drive at the common corner of Lots 601 and 602; thence with the line between said two lots northerly 108.5 feet to a point at the common corner of Lots 601, 602 and 603; thence with the line between Lots 602 and 603 westerly 102.85 feet to a point in the easterly margin of Hankwood Lane; thence along said margin 130.0 feet in a southerly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southeasterly direction to a point in the northerly margin of Doverside Drive; thence along said margin 95.0 feet in an easterly direction to the point of beginning.

Being part of the property conveyed to Gaines Home Building Corporation by deed from Lewis E. Gaines, Trustee, of record in Book 3572, page 364, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3434, page 270, 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 Robert James Seamon and wife, Ruth G. Seamon, their

_____ heirs and assigns, forever.

And Gaines Home Building Corporation /does do covenant with the said Robert James Seamon and wife, Ruth G. Seamon

_____ 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 and representatives, to warrant and forever defend the title to the said land to the said Robert James Seamon and wife, Ruth G. Seamon, 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 22nd day of July, 1963.

GAINES HOME BUILDING CORPORATION

BY: Wallace R. Grimes
Secretary

PG 33