K 3641

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 12D 54776
SEND TAX NOTICES TO: Kimbrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville 3, Tenn.

For and in Consideration of the sum of - - - - - - - - - - - - $13,500.00 - - - - - - - -

- - - - - - - - - - - - - THIRTEEN THOUSAND FIVE 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

_____ bargained and sold, and by these presents do transfer and convey unto the said Charles Hayden Phillips and wife, Frances Hoy Phillips, 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. 474 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 474 fronts 80.0 feet on the westerly margin of Qualynn Drive and runs back between lines, the northerly line being 167.3 feet and the southerly line being 191.4 feet to a line in the rear measuring 83.9 feet thereon.

Being part of the property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Lewis E. Gaines, Trustee, of record in Book 3616, page 191, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3313, page 402, and amended in Book 3616, page 269, Register's Office for Davidson County, Tennessee.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:			
3191 No.	Qualynn Drive Which	Nashville City	7 Ward	Tenn State

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 Hayden Phillips and wife, Frances Hoy Phillips, their _____ heirs and assigns, forever.

And Gaines and Gaines Construction Company, Inc. /does ~~do~~ covenant with the said Charles Hayden Phillips and wife, Frances Hoy Phillips 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 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 Hayden Phillips and wife, Frances Hoy Phillips, 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 2nd day of October, 1963.

GAINES & GAINES CONSTRUCTION CO., INC.

ATTEST: Secretary — BY: President

G 13