BK 3675

WARRANTY DEED — ATTORNEYS TITLE COMPANY

[redacted]

For and in Consideration of the sum of TEN ($10.00) DOLLARS

cash in hand paid by Gaines and Gaines Construction Company Inc. to Glenn Beard Jr. and wife, June P. Beard, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Glenn Beard Jr. and wife, June P. Beard have

bargained and sold, and by these presents do transfer and convey unto the said Gaines and Gaines Construction Company Inc., its representatives 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. 60 on the Plan of Enchanted Hills Section I, as of record in Book 3300, page 96, in the Register's Office for said County.

Said Lot No. 60 fronts 94 feet on the northerly margin of Hydesdale Lane and runs back between lines, the westerly line being 172.26 feet and the easterly line being 183.1 feet, to a line in the rear measuring 121.8 feet thereon.

Being the same property conveyed to Glenn Beard Jr. and wife, June P. Beard by deed from N. H. Barker and H. H. Chitwood of record in Book 3616, page 238, 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 Gaines and Gaines Construction Company Inc. its representatives heirs and assigns, forever.

And we do covenant with the said Gaines and Gaines Construction Company Inc. that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, the said Glenn Beard Jr. and wife June P. Beard do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gaines and Gaines Construction Company Inc. its representatives heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21 day of January, 1964

x Glenn Beard Jr.

x Mrs. June P. Beard

[redacted]

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