BK 3766

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 12D 54977
SEND TAX NOTICES TO: Kimbrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville, Tennessee

For and in Consideration of the sum of - - - - - - - - - - $16,400.00 - - - - - - - - - -
- - - - - - - - - SIXTEEN THOUSAND FOUR 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 Robert Ewen Riggins and wife, Mary A. Riggins, 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. 764 on the Plan of Parkwood Estates, Section 4, of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 764 fronts 72.01 feet on the northeasterly margin of Austin Lane and runs back between lines measuring 165.0 feet on the northwesterly side and 141.6 feet on the southeasterly side to a dead line in the rear on which it measures 91.8 feet.

Being part of the property conveyed to Gaines and Gaines Construction Co., Inc. by deed from Lewis E. Gaines, Trustee, of record in Book 3646, page 516, said Register's Office.

This conveyance is subject to restrictive covenants of record in Book 3434, page 270, and amended in Book 3616, page 269, and in Book 3702, page 519, said Register's Office.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:			
No.	Austin Lane (Street)	Nashville (City)	Zone	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 Robert Ewen Riggins and wife, Mary A. Riggins, their heirs and assigns, forever.

And Gaines and Gaines Construction Co., Inc. /does ~~do~~ covenant with the said Robert Ewen Riggins and wife, Mary A. Riggins 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 Co., Inc., does ~~do~~ further covenant and bind itself, its successors ~~and assigns~~ and representatives, to warrant and forever defend the title to the said land to the said Robert Ewen Riggins and wife, Mary A. Riggins, 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 4th day of June, 1964.

GAINES & GAINES CONSTRUCTION CO., INC.

ATTEST: _____ Secretary

BY: _____ President

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