BK 3769

WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 120 5413
SEND TAX NOTICES TO: Kimbrough-Kavanaugh and Associates
ADDRESS: 416 Union Street, Nashville, Tennessee

For and in Consideration of the sum of - - - - - - -$17,650.00 - - - - - - - - - - - -
- - - - - - SEVENTEEN THOUSAND SIX HUNDRED FIFTY 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

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Wendell J. Marshall and wife, Wauhnita M. Marshall, their

~~heirs~~ 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. 633 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 at a point on the southerly margin of Masonwood Drive, the common corner of Lots Nos. 633 and 634; thence westerly along said margin 110 feet to a concrete monument marking the beginning of a curve; thence around said curve 39.27 feet in a southerly direction to a concrete monument; thence southerly 91.5 feet on the easterly margin of Moorewood Drive to the common corner of Lots Nos. 633 and 651; thence easterly 115.2 feet on a line between said lots to the common corner of Lots Nos. 633, 634 and 651; thence northerly 108.6 feet to the point of beginning.

Being part of the same property conveyed to Gaines and Gaines Construction Company, Inc., by deed from Lewis E. Gaines, Trustee, of record in Book 3709, page 248, said Register's Office.
This conveyance is subject to restrictive ~~covenants~~ of record in Book 3434, page 27, and amended in Book 3616, page 269 and 3702, page 519, said Register's Office.

THIS TRACT IS IMPROVED AND KNOWN ON TAX RECORDS AS:			
Cor. Masonwood and Moorewood Drives	Nashville		Tenn.
No. Street	City	Zone	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 Wendell J. Marshall and wife, Wauhnita M. Marshall, their heirs and assigns, forever.
And Gaines and Gaines Construction Company, Inc. /does ~~do~~ covenant with the said Wendell J. Marshall and wife, Wauhnita M. Marshall 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 ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Wendell J. Marshall and wife, Wauhnita M. Marshall, 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~~ its corporate name to be hereunto subscribed by its duly authorized officers at Nashville, Tennessee, this 24th day of June, 1964.

GAINES & GAINES CONSTRUCTION COMPANY, INC.

ATTEST: Secretary BY: President

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