3.33 Acres Central Pike

This instrument prepared by: Mark J. Mathiesen, Attorney at Law, 223 Madison Street, Madison, Tn.

WARRANTY DEED

BOOK 5141 PAGE 217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES A. GAINES	SAME	MAP 87
(NAME:) 629 Templewood Dr.	(NAME:)	PAR. 34
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37214	(STREET ADDRESS)	4D09750
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

EMMA CRAIN MALONE AND HUSBAND, W. T. MALONE, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. GAINES, hereinafter referred to as Grantee, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, being part of the Homestead and Dower Tract of land of the H. G. Steele property, shown on the survey made by Lyle and Batts, County Surveyor, August 1896, and being Tract No. 8 on the survey made by Stephen A. Draper, Surveyor, June 1, 1954, described according to said Draper's survey as follows:

BEGINNING at a point in the center of Central Pike, 105.5 feet westerly from the intersection of the center line of said Pike and the center line of New Hope Road, said point being the common corner of Tracts Nos. 8 and 9 on said Draper's Survey; thence with the center of said Central Pike, South 64 deg. 32' west 220 feet to the common corner of Tracts Nos. 7 and 8 on said Draper's survey; thence with the line between said Tracts Nos. 7 and 8, North 25 deg. 28' west 660 feet to the southern boundary line of Tract No. 14 on said Draper's survey; thence with the line between said Tracts Nos. 8 and 14, North 64 deg. 32' east 220 feet to the northwest corner of said Tract No. 9; thence with the line between said Tracts Nos. 8 and 9, South 25 deg. 28' east 660 feet to the beginning, containing 3.33 acres, more or less.

Being the same property conveyed to Emma H. Crain, now Emma H. Crain Malone, by deed from Henry E. Rees and wife, Helen B. Rees, of record in Book 3704, page 593, Register's Office for Davidson County, Tennessee.

W. T. Malone joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which he may have. Emma H. Crain Malone and Emma Crain Malone are one and the same person.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 14,500.00

Subscribed and sworn to before me, this the 22nd day of April 19 77

James A. Gaines
Affiant

My commission expires: 2-18-80
(Affix Seal)

Mark J. Mathiesen
Notary Public

MARK J. MATHIESEN NOTARY PUBLIC DAVIDSON CO. TENN.

E 0 1 1 0 3

IDENTIF. REFERENCE

BOOK 5141 PAGE 218

APR 28 2 03 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

APR28'77	CONV	14,500.00			
APR28'77	S'TAX		B*	37.70	
APR28'77	PR'FEE		B*	.50	
APR28'77	W'DEED		B*	6.00	* 44.20

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* grantee *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,* except as appears of record.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 21st *day of* April, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X [illegible]

X Emmanuel Craig Malone

BOOK 5141 PAGE 219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, E. M. McCann, Jr., a Notary Public in and for said County and State, the within named W. T. Malone and Emma ~~Crain~~ Malone Crain

the bargainor's, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 19 77.

E. M. McCann, Notary Public.

Commission Expires 5-1-79.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, E. M. McCann, Jr., a Notary Public in and for said County and State, the within named W. T. Malone and Emma ~~Crain~~ Malone Crain

the bargainor's, with whom I am personally acquainted, and who acknowledged that They executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 21st day of April, 19 77.

E. M. McCann, Notary Public.

Commission Expires 5-1-79.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be..... .....of the ....., the within named bargainor, a corporation, and that ....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by....self as.....

Witness my hand and seal, at office in....., this....day of....., 19.....

.....
Notary Public

Commission Expires.....