K 1555

WARRANTY DEED — **Published by Tennessee Title Company**

For and in consideration of the sum of $----------7,750.00----------

-----SEVEN THOUSAND SEVEN HUNDRED FIFTY & NO/100----------**DOLLARS**

Cash in hand paid by Richard H. Grisham and wife, Martha J. Grisham, receipt of which is hereby acknowledged,

We, Clarence C. Arbuckle and wife, Lorene Arbuckle

have bargained and sold, and by these presents do transfer and convey unto the said Richard H. Grisham and wife, Martha J. Grisham

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 the westerly part of Lot No. 28 on the Revised Plan of Terrace View, of record in Book 1111, page 4, Register's Office for said county.
Said part of said lot No. 28 fronts 100 feet on the south side of Wade Circle, South, and runs back between lines, 148 feet 3 inches on the west line and 148 feet more or less on the east line, to a dead line, on which it measures 84 feet.
Being part of the property conveyed to Clarence C. Arbuckle and wife, Lorene Arbuckle, by deed from John Lesslin Shivers, unmarried, of record in book 1611, page 486, said Register's Office.

The plan of record in book 1454, page 4, shows a set-back line from Wade Circle, South, the distance not being shown, and a 10-foot easement along the rear of the lot for public utilities.

A set-back line was established of record in book 1618, page 214, R.O.D.C.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard H. Grisham and wife, Martha J. Grisham **their heirs and assigns, forever.**

And we **do covenant with the said** Richard H. Grisham and wife, Martha J. Grisham **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 taxes for the year 1951 which have been pro-rated and assumed by the grantees.
And we, Clarence C. Arbuckle and wife, Lorene Arbuckle **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Richard H. Grisham and wife, Martha J. Grisham, **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 2 **day of** January, **19**52

Clarence C. Arbuckle

Lorene Arbuckle

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J. G. Lackey, Jr., **a Notary Public in and for said County and State, the within named** Clarence C. Arbuckle and wife, Lorene Arbuckle

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** 2nd **day of** January, **19**52

My Commission Expires 4/3/50

J. G. Lackey, Jr.
Notary Public

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