1584

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 500.00

FIVE HUNDRED & NO/100- - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by E. C. Maxwell and wife. Hallie P. Maxwell, the receipt of which is hereby acknowledged;

We, James B. Grimes and wife, Frances Grimes,

have bargained and sold, and by these presents do transfer and convey unto the said E. C. Maxwell and wife, Hallie P. Maxwell, their

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

Being part of lot No. 345 on the map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, page 32, Register's Office for said County, described as follows:
Beginning on the northerly margin of West Lawn Drive at the southwest corner of lot No. 9 on the map showing the subdivision of lot No. 346 in Richland Realty Company's Subdivision of West Lawn, as of record in Book 547, page 21, said Register's Office; thence with the northerly margin of West Lawn Drive in a northwestwardly direction 158 feet, more or less, to the southwest corner of the property conveyed to Ernest C. Maxwell and wife by deed from Lula W. Davis, of record in Book 1065, page 352, said Register's Office; thence with Maxwell's southerly line, eastwardly 140 feet, more or less, to the westerly line of lot No. 9; thence with said line, southwardly 65 feet, more or less, to the beginning.
Being the same property conveyed to James B. Grimes and wife, Frances Grimes, by deed from W. C. Baird and wife, of record in Book 1344, page 123, 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 E. C. Maxwell and wife, Hallie P. Maxwell, their

heirs and assigns, forever.

And we do covenant with the said E. C. Maxwell and wife, Hallie P. Maxwell,

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 by 1948 taxes, which are assumed for payment by the Grantees herein.
And we, James B. Grimes and wife, Frances Grimes,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. C. Maxwell and wife, Hallie P. Maxwell, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of May, 1948.

James B Grimes

Frances Grimes

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J M Vaughn, a Notary Public in and for said County and State, the within named James B. Grimes and wife, Frances Grimes,

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 10 day of May, 1948.

Commission expires 1949.

J M Vaughn
Notary Public

201