K 1679

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

---------Ten and No/100----------DOLLARS

cash in hand paid by Robert W. Strobel and wife, Mary Langdon Strobel, and other good and valuable considerations, the receipt of all of which is hereby acknowledged and the assumption and agreement to pay by the said Robert W. Strobel and wife, Mary Langdon Strobel of a mortgage balance owing on the property herein conveyed in the amount of Six Thousand Five Hundred Three and 11/100 ($6,503.11) Dollars evidenced by a deed of trust of record in book 1455, Page 41, R.O.D.C., Tennessee,

We, Louise S. Carr Grissim and husband, James G. Grissim, IV, have bargained and sold, and by these presents do transfer and convey unto the said Robert W. Strobel and wife, Mary Langdon Strobel, 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 part of Lot No. 128 on the plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, described as follows:
Beginning on the northerly margin of Woodmont Avenue at the corner of Lots Nos. 128 and 129, being 60 feet west of the westerly margin of Estes Avenue, formerly the Compton Road; thence with the line between said two lots northwardly 280 feet to the southeast corner of property conveyed to J.L. Webb Pipe Line Co., Inc., by deed from James A. Stevens and wife, of record in Book 876, page 709, said Register's Office; thence with said Company's line westwardly 50 feet and northwardly 60 feet to the southerly line of Lot No. 43; thence with said line westwardly 50 feet to the common corner of Lots Nos. 43, 44, 127 and 128; thence with the line between Lots Nos. 127 and 128 southwardly 340 feet to the northerly margin of Woodmont Avenue; thence with said Avenue, eastwardly 100 feet to the beginning.
Being the same property conveyed to Louise S. Carr by deed from Mrs. Elizabeth Stephens Carr, of record in Book 1450, page 45, said Register's Office. Said Louise S. Carr is now Louise S. Carr Grissim.
The above described property is subject to restrictive covenants of record in Book 1133, Page 673, R.O.D.C., Tennessee.

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 W. Strobel and wife, Mary Langdon Strobel, their heirs and assigns, forever.

And we do covenant with the said Robert W. Strobel and wife, Mary Langdon Strobel 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 for 1949 taxes which shall be prorated as of date of deed and assumed by the grantees, and aforesaid mortgage. And we, Louise S. Carr Grissim and husband, James G. Grissim, IV, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert W. Strobel and wife, Mary Langdon Strobel, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of January, 1949

Louise S. Carr Grissim

James G. Grissim, IV

STATE OF TENNESSEE
Davidson County

Personally appeared before me, E. B. Walton, a Notary Public in and for said County and State, the within named Louise S. Carr Grissim and husband, James G. Grissim, IV,

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 12th day of January, 1949.

Commission expires apr 5 - 1949

E. B. Walton
Notary Public

G 361