K 1943

28586

WARRANTY DEED

FROM

JAMES E. CALDWELL & COMPANY

TO

JOE M. GRUBBS JR. AND WIFE, NANCY C. GRUBBS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 16th day of MAR A.D. 1951 at 2:40 o'clock P.M.
Noted in Book 75 Page 84
Recorded in Book ... Page ...
Recording Fee $1.75
JAMES P. WILSON, Register
By M. McGinley, Dpt. Reg.

FOR AND IN CONSIDERATION OF THE SUM OF SIXTEEN HUNDRED AND NO/100 DOLLARS ($1,600.00), cash in hand paid by Joe M. Grubbs, Jr. and wife, Nancy C. Grubbs, receipt of which is hereby acknowledged, James E. Caldwell & Company, a Corporation chartered under the laws of the State of Tennessee, has this day bargained and sold and by these presents does transfer and convey unto the said Joe M. Grubbs, Jr. and wife, Nancy C. Grubbs, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Elysian Fields, Section One, as of record in Book 1424, page 81, Register's Office for said County.
> Said Lot No. 11 fronts 130 feet on the southwesterly side of Elysian Fields Road and runs back between lines 440 feet to a dead line in the rear, measuring 70.5 feet thereon.
> Being part of the property conveyed to James E. Caldwell & Company by deed from James E. Caldwell and wife, of record in Book 881, page 188, said Register's Office.

The property herein described is conveyed subject to Zoning Restrictions imposed on same by Davidson County or otherwise by law and the restrictions as recorded in Book 1715, page 151, Register's Office of Davidson County, Tennessee; also subject to the restrictions set out on the plan of Elysian Fields, Section 1, as recorded in Book 1424, page 81, Register's Office of Davidson County, Tennessee, and in Book 1788, page 108.

The Life & Casualty Insurance Company of Tennessee declares that it is the true and lawful holder of the entire debt fully described in and secured by a deed of trust executed by James E. Caldwell & Company, to Thomas H. Malone, III, Trustee, of record in Book 1593, page 547, Register's Office, Davidson County, Tennessee, to which reference is here made, and for sufficient and valuable consideration in hand paid, the receipt of which is hereby acknowledged, said Life and Casualty Insurance Company of Tennessee, joins herein for the sole and express purpose of releasing from the lien of said deed of trust above mentioned the property hereinabove described and conveyed, but no further or otherwise, and this release shall not in any wise affect, nor impair the legal title and interest of said Life and Casualty Insurance Company of Tennessee in and to other land conveyed by said deed of trust, and not herein released,

G 208