2087

WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10,400.00 - - - - - - - - - - - - - - - - - - - - - - - -

Ten Thousand Four Hundred and No/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by James R. Grubbs and wife, Hyacinth L. Grubbs, the receipt of which is hereby acknowledged,

MAYFAIR HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said James R. Grubbs and wife, Hyacinth L. Grubbs

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 Lot No. 198 on the Map of R. W. Grizzard's Subdivision of Part of the Bosley Tract, not of record, and described as follows: Beginning at a point on the southeasterly margin of Overlook Drive, at the common corner of Lots 197 and 198; thence with the line between said lots, southeasterly 180 feet to a point in the northwesterly line of Lot 202; thence with the line between Lots 198 and 202, northeasterly 52 feet to the common corner of Lots 198 and 199; thence with the line between said lots, northwesterly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of the same southwesterly 70 feet to the beginning.
Being part of the property conveyed to Mayfair Homes, Inc., by deed from Albert Morris and wife, of record in Book 2033, page 55, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Grubbs and wife, Hyacinth L. Grubbs their heirs and assigns, forever.

And it does/its covenant with the said James R. Grubbs and wife, Hyacinth L. Grubbs that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except 1952 taxes which have been prorated and are hereby assumed by the purchasers.

And Mayfair Homes, Inc.
do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James R. Grubbs and wife, Hyacinth L. Grubbs their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF MAYFAIR HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 3rd day of July 1952.

ATTEST: MAYFAIR HOMES, INC.

Charles L. Morris, Secretary — By: Albert G. Morris, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission expires _____

Notary Public

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