K 2141

For and in consideration of the sum of $ 9,800.00 ---------------------------------DOLLARS Nine Thousand Eight Hundred and No/100---------------------------------- the receipt of which Cash in hand paid by H. M. Baldwin and wife, Robbie L. Baldwin, the receipt of which is hereby acknowledged, we,

JOE GRUBBS, JR. and wife, NANCY C. GRUBBS

have bargained and sold, and by these presents do transfer and convey unto the said H. M. Baldwin and wife, Robbie L. Baldwin

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. 129 on the Map of Battlewood Subdivision, Section II, as of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 129 is described as beginning at a point in the southerly margin of Wildview Drive at the common corner of Lots 129 and 147, thence with the margin of said Drive, along a slight curve, northwestwardly 98.53 feet to the beginning of a curve, thence with said curve, westwardly 35.08 feet to a point in the easterly margin of Devon Lane, thence with the margin of said Lane southwestwardly along a slight curve, 148.71 feet to a point and continuing with said Lane southwardly 65.03 feet to a point, thence eastwardly 162.19 feet to the common southerly corner of Lots Nos. 129 and 147, thence with the line between said lots northwardly 154.64 feet to the point of beginning.

This conveyance is made subject to restrictive covenants of record in Book 1494, page 513, and in Book 2022, page 400; and, the plan of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee, which shows a 40 foot set-back line from Wildview Drive for building purposes, a 25 foot set-back line from Devon Lane for building purposes, a 10 foot easement along the southerly line for public utilities and a 10 foot easement along the easterly line for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. M. Baldwin and wife, Robbie L. Baldwin their heirs and assigns, forever.

And we do covenant with the said H. M. Baldwin and wife, Robbie L. Baldwin 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 1953 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Joe Grubbs, Jr. and wife, Nancy C. Grubbs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. M. Baldwin and wife, Robbie L. Baldwin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of April, 1953.

Joe Grubbs

Nancy C. Grubbs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named Joe Grubbs, Jr. and wife, Nancy C. Grubbs

the bargainors, 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 April, 1953

My Commission expires July 6, 1955

O. G. Jones

O. G. Jones, Notary Public

95283

WARRANTY DEED

FROM

JOE GRUBBS, JR. AND WIFE,

NANCY C. GRUBBS

TO

H. M. BALDWIN AND WIFE,

ROBBIE L. BALDWIN

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record APR 1953
at 9:19 o'clock

10