K 2282

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Fourteen Thousand One Hundred Fifty and No/100 ------ ----------$14,150.00---------- **DOLLARS**
Cash in hand paid by Buford H. Groth and wife, Estelle B. Groth, the receipt of which is hereby acknowledged, we,

George Clifton Thompson and wife, Elizabeth Lue Thompson

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Buford H. Groth and wife, Estelle B. Groth

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

Being Lot No. 107 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's Office for Davidson County, Tennessee.
Said Lot No. 107 begins at a point in the westerly margin of Blue Hills Drive, the common corner of Lots Nos. 106 and 107; thence westerly 192.6 feet to a point, marked by a concrete monument; thence northerly 2° 6' West 82.3 feet to the common corner of Lots Nos. 107 and 108; thence easterly 192.5 feet to a point in the westerly margin of Blue Hills Drive; thence with the margin of said drive southerly 82.3 feet to the point of beginning.
Being the same property conveyed to George Clifton Thompson and wife, Elizabeth Lue Thompson by warranty deed from L. R. Boner and wife, Lena D. Boner, as of record in Book 2042, page 437, said Register's Office.
This conveyance is made subject to covenants and restrictions of record in Book 416, page 145, which were amended by an instrument of record in Book 1846, page 109, restrictions in Book 1855, page 377 and in Book 1876, page 264, and the plan of record in Book 1835, pages 67 and 68, 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 Buford H. Groth and wife, Estelle B. Groth
their **heirs and assigns, forever.**

And we **do covenant with the said** Buford H. Groth and wife, ~~Estelle B. Groth~~
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** 1954 taxes which have been prorated and are hereby assumed by the purchasers.

And we, George Clifton Thompson and wife, Elizabeth Lue Thompson
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Buford H. Groth and wife, Estelle B. Groth
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 8th **day of** June **,19** 54

George Clifton Thompson
Elizabeth Lue Thompson

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** George Clifton Thompson and wife, Elizabeth Lue Thompson

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 office, this 8th **day of** June **, 19** 54

Commission expires July 6, 1955

O. G. Jones
O. G. Jones, **Notary Public**

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