Hss 9-17-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid by David Pearce White and wife, Doris Hyde White (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, Joe Grubbs Jr. and wife, Nancy C. Grubbs (hereinafter called Grantors), have bargained and sold and by these presents do transfer and convey unto the said David Pearce White and wife, Doris Hyde White, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Farley Hts. as of record in Book 2063, page 50, Register's Office for said County.
>
> Said Lot No. 2 fronts 150 feet on the southerly side of Wheeler Avenue and extends back 152.3 feet on the easterly line and 154.24 feet on the westerly line to a dead line, measuring 150 feet thereon.
>
> Being part of the property conveyed to Joe Grubbs Jr. and wife, Nancy C. Grubbs by deed from E. A. Farley and wife, of record in Book 2278, Page 193, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said David Pearce White and wife, Doris Hyde White, their heirs and assigns, in fee simple forever.

And we do covenant with the said David Pearce White and wife, Doris Hyde White, 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: All taxes for 1954 which have been pro-rated and the entire amount assumed by the Grantees; utility easement and conditions of owners certificate, as shown on plan in Book 2063, page 50, Register's Office, Davidson County, Tennessee; restrictive covenants contained in an instrument executed by E. A. Farley and Ethel Farley, dated July 15, 1953, filed July 15, 1953 and recorded in Book 2153, Page 99, and rerecorded September 22, 1954 in Book 2290 , page 532, Register's Office Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.