K 2303

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS

cash in hand paid by C.Y. Grissim and wife Mary House Grissim, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

WILLIAM C. REYNOLDS and wife JEAN C. REYNOLDS

have bargained and sold, and by these presents do transfer and convey unto the said C.Y. GRISSIM and wife MARY HOUSE GRISSIM, 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. 14 on the Map of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for Said County.

Said Lot No. 14 fronts 72.4 feet on the north side of Lindell Street and runs back between lines, 195 feet on the west line and 196.4 feet on the east line, to a dead line in the rear on which it measures 93.2 feet.

The property herein conveyed is subject to restrictive covenants of record in Book 1786, Page 389 and Book 1876, Page 156, said Register's Office.

Being the same property conveyed to William C. Reynolds and wife Jean C. Reynolds by deed from R.C. Adams and wife Hazel Cash Adams, of record in Book 1907, Page 427, said Register's Office.

Taxes have been pro rated as of the date of deed and assumed by purchaser.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C.Y. Grissim and wife Mary House Grissim, their heirs and assigns, forever.

And we do covenant with the said C.Y. Grissim and wife Mary House Grissim that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except by deed of trust to Marvin K. Barry, Trustee, to secure a loan to grantors from the Commerce Union Bank, which indebtedness to the Commerce Union Bank the grantees herein expressly assume. Said Deed of Trust is of record in Book 1899, Page 259, RODC, Tennessee.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C.Y. Grissim and wife Mary House Grissim, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of October, 19 54

Jean C. Reynolds

William C. Reynolds

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Lasme Outlaw, a Notary Public in and for said County and State, the within named William C. Reynolds and Jean C. Reynolds, 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 28th day of October, 1954

My Commission Expires 8-17-57

Lasme Outlaw
Notary Public

PG 473