K 2334

Hsg 11-27-54

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 Dacil R. Stuteville and wife, Ruby L. Stuteville (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 Dacil R. Stuteville and wife, Ruby L. Stuteville, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 5 on the Plan of Farley Heights, as of record in book 2083, page 50, Register's Office for said County.
>
> Said Lot No. 5 fronts 75 feet on the southerly side of Wheeler Avenue and extends back 149.3 feet on the easterly line and 150.3 feet on the westerly line to a dead line, measuring 75 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 2274, 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 Dacil R. Stuteville and wife, Ruby L. Stuteville, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Dacil R. Stuteville and wife, Ruby L. Stuteville, 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; easement for public utility purposes and conditions of owners certificate, as shown on plan in book 2083, page 50, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Edward A. Farley and Ethel Farley, dated July 15, 1953, filed July 15, 1953, and recorded in book 2153, page 99, and re-recorded September 22, 1954, in book 2296, page 532, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.

G 639