WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Seven Hundred and No/100 - ($11,700.00) - - - - - - - - - - **DOLLARS**

Cash in hand paid by William E. Griffin and wife, Dorothy C. Griffin, the receipt of which is hereby acknowledged, we,

F. V. CARUS AND WIFE, CAMELLIA M. CARUS

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM E. GRIFFIN AND WIFE, DOROTHY C. GRIFFIN

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. 20 on the Map of Currey-Wood Acres as of record in Book 2122, pages 109 and 110, Register's Office for said County.

Said Lot No. 20 fronts 249.6 feet on the east side of Bel Air Drive and runs back 130 feet on the southerly line and 145 feet on the north line to a dead line, which is a branch line, measuring 261.9 feet therein.

Being a part of the same property conveyed to F. V. Carus and wife, Camellia M. Carus, by deed from E. L. Winson and W. L. Simmons, of record in Book 2222, page 209, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM E. GRIFFIN AND WIFE, DOROTHY C. GRIFFIN **their heirs and assigns, forever.**

And we do covenant with the said WILLIAM E. GRIFFIN AND WIFE, DOROTHY C. GRIFFIN **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.**

And we, F. V. CARUS AND WIFE, CAMELLIA M. CARUS **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** WILLIAM E. GRIFFIN AND WIFE, DOROTHY C. GRIFFIN **their heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 7th **day of** December, **19** 55

F V Carus

Camellia M Carus

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], **a Notary Public in and for said County and State, the within named** F. V. Carus and wife, Camellia M. Carus

the bargainor, 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 7th **day of** December, **19** 55

Commission expires [illegible]

Notary Public