K 2481

WARRANTY DEED

For and in consideration of the sum of Five Dollars, ($5.00) cash in hand paid, receipt of which is hereby acknowledged, and for the further consideration of love and affection, I, J.E. Griggs, have bargained and sold, and by these presents, do transfer and convey unto Orpha Dorothy Griggs, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, on the Mims Road, described as follows:

Beginning in the center of the Mims Road and running in a southeasterly direction with T.E. Hills line, 185 feet to a stake; thence with said T.E. Hill's line, in a westerly direction 182 feet to a stake in John Wheeler's line; thence with said John Wheeler's line 100 feet in a northwesterly direction to a point in the center of said Mims Road; thence with the center of said Mims Road, 248 feet to the beginning containing one acre, more or less.

Being the same property conveyed to J.E. Griggs by deed from John A. Cobb, County Court Clerk, of record, Book 1477, page 161, 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 to same belonging to the grantee, her heirs, successors and assigns, forever.

And the grantor covenants with the grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unincumbered, except for a first lien of record in 1964, Book ___, in Register's Office for said County, to which said incumberance this conveyance is subject.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, her heirs, successors and assigns

G 591