H:g 10-28-55

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 Virgil Denny Barnes and wife, Dalton R. Barnes (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 Virgil Denny Barnes and wife, Dalton R. Barnes, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 29 on the Plan of Leonard Heights, as of record in book 2330, page 15, Register's Office for said County, described as follows:

Beginning on the easterly margin of Yelton Drive at the corner of lots Nos. 28 and 29; thence with the line between said two lots, eastwardly 107 feet to the corner of lots Nos. 27, 28 and 29; thence with the line between lots Nos. 26, 27 and 29, southeastwardly 89.1 feet to the corner of lots Nos. 25, 26 and 29; thence with the line between said Lots Nos. 25 and 29, southwardly 19 feet to the corner of lots Nos. 29 and 30; thence with the line between said two lots, westwardly 156.7 feet to the easterly margin of said Yelton Drive; thence with the same, northwardly 110 feet to the beginning.

Being part of the property conveyed to Joe Grubbs, Jr. and wife, Nancy C. Grubbs, by deed from Joe Gaines, et al, of record in book 2346, page 471, 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 Virgil Denny Barnes and wife, Dalton R. Barnes, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Virgil Denny Barnes and wife, Dalton R. Barnes, 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 1955 which have been pro-rated and the entire amount assumed by the Grantees; utility easement along northerly and easterly lines of premises and conditions of owners certificate, as shown on plan of record in book 2330, page 15, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Lewis E. Gaines, et al, dated March 14, 1954, filed March 14, 1955, and recorded in book 2346, page 291, Register's Office for Davidson County, Tennessee. Reference