K 2487

For and in consideration of the sum of $ 11,600.00 - - - - - - - - - - - - - - - - - - -

- - - - - - - - ELEVEN THOUSAND SIX HUNDRED AND NO/100 - - - - - - - - DOLLARS

cash in hand paid by John Franklin Hood and wife, Ruth M. Hood, the receipt of which is hereby acknowledged,

we, H. Paul Griffin and wife, Vivien C. Griffin,

have bargained and sold, and by these presents do transfer and convey unto the said John Franklin Hood and wife, Ruth M. Hood,

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. 1 on the Map of Battery Park, as of record in Book 1130, page 103, Register's Office for said County.

Said Lot No. 1 fronts 129.2 feet on the northerly side of Biltmore Drive and runs back between lines, 202.6 feet on the westerly line and 200 feet on the easterly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to H. Paul Griffin and wife, Vivien C. Griffin, by deed from Blackman & Hovey, a partnership composed of John G. Blackman and Merrill K. Hovey, of record in Book 1422, page 453, said Register's Office.

This conveyance is made subject to restrictions of record in Book 1380, page 225, Register's Office for Davidson County, Tennessee, and the plan of record in Book 1130, page 103, which shows a 60-foot set-back line from Biltmore Drive and a 10-foot easement along the west line and the north line of the lot for public utilities. By an agreement in Book 1627, page 93, it was agreed that the set-back line applicable to the lot in question would be amended to 53 feet.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Franklin Hood and wife, Ruth M. Hood, their heirs and assigns, forever.

And we do covenant with the said John Franklin Hood and wife, Ruth M. Hood, that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1956 which are assumed by the Grantees herein.

And we, H. Paul Griffin and wife, Vivien C. Griffin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John Franklin Hood and wife, Ruth M. Hood, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of January, 1956.

H. Paul Griffin

Vivien C. Griffin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named H. Paul Griffin and wife, Vivien C. Griffin, [illegible], 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 Nashville, Tennessee, this 4th day of January, 1956.

Commission expires 7-22-58

[illegible]
Notary Public

WARRANTY DEED

FROM
H. PAUL GRIFFIN AND WIFE,
VIVIEN C. GRIFFIN

TO
JOHN FRANKLIN HOOD AND WIFE,
RUTH M. HOOD

83246

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of JAN A.D. 1956 at 3:10 P.M. and recorded in Book 2487 page 401
Recording fee $ 4.00
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

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