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WARRANTY DEED

For and in consideration of the sum of $ 11,400.00
Eleven Thousand-Four Hundred & NO/100 DOLLARS
cash in hand paid by W. L. Crawford and wife, Catherine W. Crawford, receipt of which is hereby acknowledged.

We, Joe Grubbs, Jr. and wife, Nancy C. Grubbs have bargained and sold, and by these presents do transfer and convey unto the said W. L. Crawford and wife, Catherine W. Crawford 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. 21 on the Plan of Leonard Heights, as of record in book 2330, page 15, Register's Office for said County. Said lot No. 21 fronts 72 feet on the westerly side of Tibbs Drive and extends back between parallel lines 140 feet to a dead line.
Being part of the property conveyed to Joe Grubbs, Jr. and wife, Nancy C. Grubbs by deed from Joe Gaines, et al, dated March 16, 1955, filed March 16, 1955, and recorded in book 2346, page 471, said Register's Office.

This conveyance is made subject to restrictions in Book 2346, page 291, RODC, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. L. Crawford and wife, Catherine W. Crawford their heirs and assigns, forever.

And we do covenant with the said W. L. Crawford and wife, Catherine W. Crawford 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 1956 taxes which the grantees assume & agree to pay, same having been prorated as of June 19,1956.

And we, Joe Grubbs, Jr. and wife, Nancy C. Grubbs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said W. L. Crawford and wife, Catherine W. Crawford their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of June, 19 56

Joe Grubbs Jr.
Nancy C. Grubbs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Elizabeth K. Lokey, a Notary Public in and for said County and State, the within named Joe Grubbs, Jr. and wife, Nancy C. Grubbs, the bargainor S, 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 19th day of June 19 56

Commission expires 7-27-59

Elizabeth K. Lokey
Notary Public

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