For and in consideration of the sum of $ (10.00) -

TEN AND NO/100- **DOLLARS**
Cash in hand and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note in the original amount of $12,550.00 with interest at 4½% per annum and secured by a deed of trust note, pay-payable as set forth therein to the Guaranty Mortgage Company of Nashville, Tennessee, dated April 30, 1956.

We, James M. McGee and wife Dorothy C. McGee have bargained and sold, and by these presents do transfer and convey unto the said Richard C. Grubbs and wife Ida P. Grubbs their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot #64, Donelson Hills Subdivision, as of record in Book 2331, page 23, Register's Office for said County, more specifically described as follows:

Said Lot No. 64 fronts 128 geet on the easterly side of Dearborn Drive and runs back 120.7 feet on the northerly line and 165 feet on the southerly line to a dead line in the rear, measuring 84.8 feet thereon.

Being the same property conveyed to James M. McGee and wife Dorothy C. McGee, by deed from Evans and Crockett, Inc., of record in Book 2537, page 239, Register's Office, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard C. Grubbs and wife Ida P. Grubbs their heirs and assigns, forever.

And we do covenant with the said grantees herein 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, James M. McGee and wife Dorothy C. McGee do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard C. Grubbs and wife Ida P. Grubbs their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of August, 1956.

James M. McGee

Dorothy C. McGee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named [illegible], the bargainor with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at [illegible], Tennessee, this [illegible] day of [illegible], 19[illegible].

Commission expires [illegible]

Notary Public

12 WARRANTY DEED

FROM 15070

James M. McGee et ux

TO

Richard C. Grubbs et ux
2117 Dearborn Dr.
Mail

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of AUG A.D. 1956
at 12:26 o'clock P.M.
Noted in Book 56 Page 63
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HEGSEY