K 2641

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $21,500.00

Twenty One Thousand Five Hundred and No/100 - - - - - - - - - - - - - - -**DOLLARS**

of which sum, $10,139.39 has been paid in cash by Mrs. Dorothy Draper Woodward, the reciept of which is hereby acknowledged, and for the balance in the sum of $11,360.61, the grantee assumes a loan secured by deed of trust to Louis R. Linx, Trustee, of record in Book 2421, page 357, R.O.D.C., Tennessee, to secure payment of a note in the principal sum of $12,000.00, plus interest, owing to First Federal Savings & Loan Association.

We, Alec C. Gronberg and wife, Jonnie T. Gronberg

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Dorothy Draper Woodward, widow, her **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. 53 on the Map of Morning View Subdivision, Section III, as of record in Book 2083, page 112, Register's Office for said County, described as follows:
Beginning at a point on the westerly margin of Marthonna Road at the common corner of Lots 52 and 53; thence with the line between said lots, westwardly, 190.57 feet to a point; thence south 4 degrees 07" west 202 feet to the northerly margin of Old Hickory Boulevard; thence with the margin of the same, eastwardly, 179.07 feet to the beginning of a curve; thence along said curve, northeastwardly 32.33 feet to a point on the westerly margin of Marthonna Road; thence with the margin of said road, northwardly 190 feet to the beginning.
Being the same property conveyed to Alec C. Gronberg et ux, Jonnie T. Gronberg, by deed from J. C. Thompson Construction Company, Inc., of record in Book 2438, page 139, R.O.D.C., Tennessee.

Restrictions of record in Book 2280, page 367, and in Book 2083, page 113, R.O.D.C., 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 Mrs. Dorothy Draper Woodward **her heirs and assigns, forever.**

And we **do covenant with the said** Mrs. Dorothy Draper Woodward **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 1957 taxes and as herein set forth.

And we, Alec C. Gronberg and wife, Jonnie T. Gronberg **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Mrs. Dorothy Draper Woodward, her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 19th **day of** March, **19** 57

Alec C. Gronberg

Jonnie T. Gronberg

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