BK 2696

Warranty Deed

John W. Gill and George Bass, Co-executors

51569

to

Cato Bass

Home Federal Savings & Loan Assn.

9:13 A.M. Jan 4 1958

200

M. Gibson

For and in consideration of the sum of Two Thousand eight hundred dollars ($2,800.00) cash in hand paid by Cato Bass, the receipt of which is hereby acknowledged, we, John W. Gill and George Bass, Co-executors of the estate of Amanda Grigsby, deceased, have bargained and sold, under and by virtue of authority and power conferred upon us in the Last Will and Testament of Amanda Grigsby, as of record in Will Book 69, page 474 County Court Clerks Office for Davidson County, Tennessee, and by these presents do transfer and convey unto the said Cato Bass, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being the southerly 55 feet front and 68.75 feet rear of Lot No. 60 on the Waverly Land Company's Plan of Lots, called "Waverly Place", as of record in book 57, page 95, Register's Office for said County.
>
> Said part of Lot No. 60 fronts 55 feet on the easterly side of Elliott, formerly Forest, Avenue and runs back 287.5 feet to an alley, measuring 68.75 feet thereon.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cato Bass his heirs and assigns, forever. And we do covenant with the said Cato Bass that we are lawfully seized and possesed of said land in fee simple; have a good right to convey it, as authorized in the Will heretofore referred to, and the same is unencumbered, except taxes for 1957 which are expressly assumed by the grantee herein. And we do further covenant and bind ourselves and successors, to warrant and forever defend title to the said land to the said Cato Bass, his heirs and assigns, against

PG 441