K 2705

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

WARRANTY DEED

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

- - -Ten dollars cash and other good and valuable considerations - - - **DOLLARS**
Cash in hand paid by Pauline B. Anderson receipt of which is hereby acknowledged, assume the unpaid balance of a note in the original amount of $10,250.00 dated November 3, 1955 being fully described in Deed of Trust executed by John Grimaldi and wife, to E. A. Covington Trustee of record in Book 2467, page 73, Register's Office Davidson County, Tennessee.

We, John Grimaldi and wife, Betty Jean Grimaldi

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Pauline B. Anderson

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. 6 on the Plan of Hidden Acres, 1st Addition, of record in Book 2083, page 32, Register's Office for said County.

Said Lot No. 6 fronts 154.88 feet on the northerly margin of Rubylee Drive and runs back 141.78 feet on the easterly line and 163 feet on the northwesterly line to a common point.

Being the same property conveyed to John Grimaldi and wife, Betty Jean Grimaldi by deed from Gary Cooper Motors Inc., a Tennessee Corporation of record in Book 2482, page 51, in said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pauline B. Anderson

her **heirs and assigns, forever.**

And we **do covenant with the said** Pauline B. Anderson

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 as set out above,

And We, John Grimaldi and wife, Betty Jean Grimaldi

do further covenant and bind ourselves our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Pauline B. Anderson

her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand a this** 26th **day of** November, **19** 57

John Grimaldi

Mrs Betty Jean Grimaldi

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ruth B. Gaston, **a Notary Public in and for said County and State the within named** John Grimaldi and wife, Betty Jean Grimaldi

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 26th **day of** November, **19** 57

Commission Expires July 23, 1961

Ruth B. Gaston **Notary Public**

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