K 2802

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ($10.00) AND NO/100 DOLLARS

Cash in hand paid by Grissim Realty Company and other good and valuable consideration, the receipt of all of which are hereby acknowledged, we, J. G. Grissim and wife, Cynthia Grissim,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Grissim Realty Company its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 21 on the Plan of H. P. Jacobs' Subdivision of the W. M. Manly Tract, called "Hillsboro Place", as of record in Book 547, page 27, Register's Office for said County,

BEGINNING at the southwest corner of West Ashwood Avenue, formerly Hillsboro Place, and 21st Avenue South or Hillsboro Road, as widened; thence with the southerly margin of said West Ashwood Avenue, westwardly 363 feet to the line between Lots 20 and 21; thence with said line southwardly 125 feet to the northerly line of the W. D. Fuller tract; thence with said line eastwardly 326.5 feet to the westerly margin of the Hillsboro Road; thence with said Road, northwardly 130 feet to the point of beginning.

BEING the same property conveyed to J. G. Grissim, his heirs and assigns, by deed from John H. Cheek and wife, Susan Glenn Cheek, of Record in Book 1340, page 124, Register's Office for 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 Grissim Realty Company its heirs and assigns, forever.

And we do covenant with the said Grissim Realty Company 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, J. G. Grissim and wife, Cynthia Grissim, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grissim Realty Company its heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of July, 1958

J. G. Grissim

Cynthia Grissim

PG 403