K 2808

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWELVE THOUSAND FOUR HUNDRED AND NO/100 ---------- ---------- ($12,400.00) ---------- DOLLARS

Cash in hand paid by Hilda Baker Nance, a widow, the receipt of which is hereby acknowledged, we,

JOE GRUBBS, JR. AND WIFE, NANCY W. GRUBBS

have bargained and sold, and by these presents do transfer and convey unto the said HILDA BAKER NANCE, A 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. 12 on the Plan of Highview Acres, as of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 12 fronts 82.5 feet on the easterly side of Aster Drive and runs back between parallel lines 143 feet to a dead line in the rear.

Being part of the property conveyed to Joe Grubbs, Jr. by deed from Edgar Turrentine and wife, Willomina Turrentine, of record in Book 2740, page 309, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and set-back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hilda Baker Nance her heirs and assigns, forever.

And we do covenant with the said Hilda Baker Nance 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, Joe Grubbs, Jr. and wife, Nancy W. Grubbs do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hilda Baker Nance her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 7th day of October, 19 58

Joe Grubbs

Nancy W. Grubbs

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