K 2858

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN THOUSAND NINE HUNDRED FIFTY AND NO/100 ----- ---------- ($10,950.00) ---------- **DOLLARS**
Cash in hand paid by Herbert L. Smith and wife, Pauline A. Smith, the receipt of which is hereby acknowledged, we,

JOE GRUBBS AND WIFE, NANCY GRUBBS

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** HERBERT L. SMITH AND WIFE, PAULINE A. SMITH

their **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. 8 on the Map of April Lane Subdivision, as of record in Book 2330, page 132, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the north side of April Lane, and extends back between parallel lines 200 feet to a dead line in the rear.

Being part of the same property conveyed to Joe Grubbs and wife, Nancy Grubbs, by deed from M. D. Hale and wife, Margaret C. Hale, of record in ABook 2798, page 513, 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 HERBERT L. SMITH AND WIFE, PAULINE A. SMITH their **heirs and assigns, forever.**

And we **do covenant with the said** Herbert L. Smith and wife, Pauline A. Smith **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 and wife, Nancy 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** Herbert L. Smith and wife, Pauline A. Smith their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 11th **day of** December, 19 58

Joe Grubbs

Nancy Grubbs

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