K 2861

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ELEVEN THOUSAND AND NO/100 ---------- (11,000.00) ---------- **DOLLARS**

Cash in hand paid by Kenneth Miles Colebank and wife, Barbara Austin Colebank, 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 KENNETH MILES COLEBANK AND WIFE, BARBARA AUSTIN COLEBANK

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. 15 on the Plan of Highvale Terrace Subdivision, as of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 15 fronts 83 feet on the easterly side of Aster Drive, and runs back between parallel lines 143 feet to a dead line.

Being part of the property conveyed to Joe Grubbs and wife, Nancy Grubbs, by deed from W. D. Hale and wife, Margaret C. Hale, of record in Book 2795, page 521, 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 Kenneth Miles Colebank and wife, Barbara Austin Colebank their **heirs and assigns, forever.**

And we **do covenant with the said** Kenneth Miles Colebank and wife, Barbara Austin Colebank **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 for 1979 taxes, which have been prorated and are hereby assumed by the purchasers.

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** Kenneth Miles Colebank and wife, Barbara Austin Colebank, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 6th **day of** January, 19 80

Joe Grubbs

Nancy Grubbs

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