K 2863

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ELEVEN THOUSAND THREE HUNDRED AND NO/100 --------
---------- (11,300.00) ---------- **DOLLARS**
Cash in hand paid by Martha Baxter, the receipt of which is hereby acknowledged, we

JOE GRUBBS AND WIFE, NANCY C. GRUBBS

_____ **have bargained and sold, and by these presents do transfer and convey unto the said**
MARTHA BAXTER, UNMARRIED
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. 10 on the Plan of April Lane Subdivision, as of record in Book 2330, page 122, Register's Office for said County.

Said Lot No. 10 fronts 70 feet on the southerly side of April Lane and runs back between lines, 200.2 feet on the easterly line and 197.6 feet on the westerly line to a line at the rear, on which it measures 68.5 feet.

Being a part of the same property conveyed to Joe Grubbs and wife, Nancy C. Grubbs, by deed from M. D. Hale, of record in Book 2751, page 635, 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 Martha Baxter
her **heirs and assigns, forever.**

And we **do covenant with the said** Martha Baxter
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 1959 taxes, which have been prorated and are hereby assumed by the purchaser.

And we, Joe Grubbs and wife, Nancy C. 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** Martha Baxter
her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 7th **day of** January, 19 59

Joe Grubbs

Nancy C. Grubbs

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