K 2877

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of EIGHT THOUSAND FOUR HUNDRED AND NO/100 ------- ($8,400.00) ---------- DOLLARS

Cash in hand paid by John R. Vandergriff and wife, Edna Charlene Vandergriff, the receipt of which is hereby acknowledged,

VALLEY VIEW HOMES, INC., a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee,

has bargained and sold, and by these presents do transfer and convey unto the said JOHN R. VANDERGRIFF AND WIFE, EDNA CHARLENE VANDERGRIFF

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. 100 on the Plan of Valley View Subdivision, Section 3, as of record in Book 2330, page 148, Register's Office for said County.

Said Lot No. 100 fronts 50 feet on the westerly margin of Sentinel Drive and extends back 138.22 feet on the northerly line and 140.48 feet on the southerly line to a dead line, measuring 50 feet thereon.

Being part of the real property conveyed to Valley View Homes, Inc. by deed from John I. Harris and wife, dated August 12, 1957, filed August 22, 1957, and recorded in Book 2694, page 433, 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 John R. Vandergriff and wife, Edna Charlene Vandergriff their heirs and assigns, forever.

And it does covenant with the said John R. Vandergriff and wife, Edna Charlene Vandergriff that it is 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 purchasers.

And Valley View Homes, Inc. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said John R. Vandergriff and wife, Edna Charlene Vandergriff, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Valley View Homes, Inc., a corporation aforesaid, has caused this instrument to be executed by its duly authorized officer this 13th day of February, 1959.

VALLEY VIEW HOMES, INC.

By William M. Wessely

William M. Wessely, Vice President

PG 95