K 2883

WARRANTY DEED

THIS INDENTURE WITNESSETH that for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations from Fred A. Clendenen and wife, Emma P. Clendenen, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the promise of Fred A. Clendenen and wife, Emma P. Clendenen, to pay the balance due on a mortgage debt as hereinafter provided,

We, the undersigned George E. Griggs, Jr., unmarried, and Anna J. Griggs, unmarried, hereby convey and warrant to Fred A. Clendenen and wife, Emma P. Clendenen, the following described real estate located in Davidson County, Tennessee:

Lot No. 112 on the Plan of Haileywood Estates, Section VI, as of record in Book 2331, page 158, Register's Office for said County.

Said Lot No.112 fronts 130 feet on the westerly side of Devon Drive and runs back between lines, 267.1 feet on its northerly line and 283.6 feet on its southerly line which is a broken line, to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to George E. Griggs, Jr. unmarried, and Anna J. Griggs, unmarried, for and during their natural life and upon the death of either, fee simple title to vest in the survivor, by deed from Riverwood Homes, Incorporated, of record in Book 2707, page 567, said Register's Office.



TO HAVE AND TO HOLD the above described real estate and all appurtenances thereunto belonging to the above named Grantees in fee simple.





Covenants of Warranty: George E. Griggs, Jr. unmarried, and Anna J. Griggs, unmarried, hereby covenant that they are lawfully seized of said land in fee simple; that they have a good right to convey it, and that the same is unencumbered except for the following items of record in the Register's Office of Davidson County, Tennessee: (1) Deed of Trust executed by George E. Griggs, Jr., unmarried, and Anna J. Griggs, unmarried, to Louis R. Linx, Trustee, of record in Book 2682, page 533, to secure the First Federal Savings and Loan Association of Nashville, Tennessee, on a note dated December 18, 1957, the balance due on said note together with the interest and service fee as set out in said note, being hereby assumed by the Grantees, Fred A. Clendenen and wife, Emma P. Clendenen, as hereinafter provided; (2) Restrictions filed for record January 17, 1957, in Book 2634, page 612; (3) The plan of record in Book 2331, page 158, which shows a sixty-foot set-back line from Devon Drive, and a ten-foot easement across the entire southerly side line and across the westerly rear line of the lot for public utilities.

George E. Griggs, Jr., unmarried, and Anna J. Griggs, unmarried, further covenant that they will warrant and defend the title of the Grantees against the lawful claims of all persons.

IN WITNESS WHEREOF the undersigned George E. Griggs, Jr., unmarried, and Anna J. Griggs, unmarried, have hereunto signed their names and executed this warranty deed at Nashville, in the State of Tennessee, on this 1 day of April, 1959.

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