BK 2902

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100----------DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations receipt of which is hereby acknowledged, we,

DONALD A. GRIMES AND WIFE, LILLIE MAE GRIMES,

have bargained and sold, and by these presents do transfer and convey unto the said CLARENCE LEON CAMPBELL AND WIFE, BERTHA C. CAMPBELL, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being parts of Lots Nos. 6 and 7 of Block 3 on the Map of A. J. McGaughey's Second Haysboro Subdivision as of record in Book 547, page 43, Register's Office for said County, and described as follows:
BEGINNING at a point in the southerly margin of Ruskin Avenue as established and located on the plan in Book 1130, page 47, said Register's Office, which point is 198 feet west of the westerly margin of Brush Hill Road; thence southerly 101 feet, more or less, to a point; thence westerly 102 feet, more or less, to a point, which point is 2.4 feet north of the southeast corner of Lot No. 11 of Block "A" on the Plan of record in Book 1130, page 47, said Register's Office; thence along the east line of said Lot No. 11, northerly 111 feet to the south margin of Ruskin Avenue; thence with the margin of the same, easterly 102 feet to the point of beginning.
Being the same property conveyed to Donald A. Grimes and wife, Lillie Mae Grimes, by deed from Robert W. Luck, Jr. and wife, of record in Book 2441, page 317, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 1174, page 311, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLARENCE LEON CAMPBELL AND WIFE, BERTHA C. CAMPBELL, their heirs and assigns, forever.

And we do covenant with the said CLARENCE LEON CAMPBELL AND WIFE, BERTHA C. CAMPBELL, 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, the grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of April, 19 59

Donald A. Grimes

Lillie Mae Grimes

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Winifred S. Riddick, a Notary Public in and for said County and State, the within named Donald A. Grimes and wife, Lillie Mae Grimes,

the bargainor s, with whom I am personally acquainted, and who acknowledged that they his executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 1959.

Commission expires April 30 1962

Winifred S. Riddick
Notary Public

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