K 2923

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of - - - - - - - - - - $ 13,000.00 --------------------

- - - - - - - - - - - - - THIRTEEN THOUSAND AND NO/100 - - - - - - - - - - DOLLARS

Cash in hand paid by Robert E. Grant and wife, Dorothy S. Grant, the receipt of which is hereby acknowledged, we,

Frank E. Stratton, Jr. and wife, Bettie S. Stratton have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Grant and wife, Dorothy S. Grant 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. 810 on the Map of Cloverhill Subdivision, Section 10, as of record in book 2331, page 57, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Philwood Drive, the common corner of Lots Nos. 810 and 808; thence northerly with the margin of said Drive, 212.45 feet to a point; thence south 87° 11' east 275 feet to a common corner of lots Nos. 810 and 812; thence southerly with the line between said two lots 60 feet to a point; thence with the line between Lots Nos. 810 and 813, southwesterly 143 feet to a point; thence with the line between lots Nos. 808 and 810, westerly 140 feet to a point in the easterly margin of Philwood Drive, to the point of beginning.

Being the same property conveyed to Frank E. Stratton, Jr. and wife, Bettie S. Stratton, by deed from H. H. Richardson, Trustee, of record in book 2678, page 427, said Register's Office.

This conveyance is made subject to all restrictive covenants, setback lines and easements that are applicable to the above 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 Robert E. Grant and wife, Dorothy S. Grant their heirs and assigns, forever.

And we do covenant with the said Robert E. Grant and wife, Dorothy S. Grant 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, Frank E. Stratton, Jr. and wife, Bettie S. Stratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Grant and wife, Dorothy S. Grant their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of June, 1959

Frank E. Stratton Jr.

Bettie S. Stratton

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