K 2963

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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, JOE GRUBBS, JR. AND WIFE, NANCY C. GRUBBS,

_____ have bargained and sold, and by these presents do transfer and convey unto the said AUSTIN J. PARKER AND WIFE, CHRISTINE H. PARKER,

their _____ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 63 on the Map of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for said County.

Said Lot No. 63 fronts 100.8 feet on the northwesterly line of Foxglove Drive and extends back 543.0 feet on the northeasterly line and 480.0 feet on the southwesterly line, to a dead line in the rear, measuring 135.0 feet thereon.

Being part of the property conveyed to Joe Grubbs, Jr. and wife, Nancy C. Grubbs, by deed from M. D. Hale and wife, Margaret E. Hale, of record in Book 2881, page 228, said Register's Office.

The above described property is being conveyed subject to restriction in Book 2444, page 35, 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 AUSTIN J. PARKER AND WIFE, CHRISTINE H. PARKER, their heirs and assigns, forever.

And we do covenant with the said AUSTIN J. PARKER AND WIFE, CHRISTINE H. PARKER, 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 herein, 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 2nd day of October, 19 59

Joe Grubbs, Jr.

Nancy C. Grubbs

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