BK 2964

WARRANTY DEED

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 W. GRUBBS,

have bargained and sold, and by these presents do transfer and convey unto the said

DOUGLAS LEE FITZGERALD AND WIFE, MARGARET HELEN FITZGERALD,

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. 97 on the Map of Highview Acres Subdivision, as of record in Book [illegible], page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 92.0 feet on the north margin of Foxglove Drive and extends back 208.3 feet on the east line and 220.0 feet on the west line to a dead line, measuring 96.0 feet thereon.

Being a part of the property conveyed to Joe Grubbs, Jr. and wife, Nancy W. Grubbs, by warranty deed from M. D. Hale and wife, Margaret C. Hale, as of record in Book 2804, page 401, Register's Office for Davidson County, Tennessee.

The above described property is being conveyed subject to restrictions in Book [illegible], page 49.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Douglas Lee Fitzgerald and wife, Margaret Helen Fitzgerald, their heirs and assigns, forever.

And we do covenant with the said Douglas Lee Fitzgerald and wife, Margaret Helen Fitzgerald 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 hands this day of , 19

Joe Grubbs, Jr.

Nancy W. Grubbs

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