BK 2964

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 HUGH P. SMITH AND WIFE, MARY C. SMITH, 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. 65 on the Map of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for said County.
Said Lot No. 65 fronts 83 feet along a slight curve on the westerly margin of Foxglove Drive and extends back between lines, 410 feet on the northerly line and 365 feet on the southerly line to a dead line in the rear, measuring 163.5 feet thereon.
Being a part of the property conveyed to Joe Grubbs, Jr. and wife, Nancy C. Grubbs by deed from M. D. Hale and wife, Margaret C. Hale, as of record in Book 2881, page 228, said Register's Office.

The above described property is being conveyed subject to restrictions 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 HUGH P. SMITH AND WIFE, MARY C. SMITH, their heirs and assigns, forever.

And we do covenant with the said HUGH P. SMITH AND WIFE, MARY C. SMITH, 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 6th day of October, 19 59

Joe Grubbs, Jr.

Nancy C. Grubbs

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