BK 2965

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------DOLLARS
Cash in hand paid by Kenneth Allen Caperton and wife, Sarah Caperton, and other good and valuable considerations, the 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 Kenneth Allen Caperton and wife, Sarah Caperton

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. 42 on the Map of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 121.5 feet on the southwest margin of Aster Drive and extends back 356.0 feet on the northwesterly line and 383.8 feet on the southeasterly line, which is a broken line, to a dead line in the rear, measuring 36.0 feet thereon.

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

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described 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 Kenneth Allen Caperton and wife, Sarah Caperton
_____ their _____ heirs and assigns, forever.

And we do covenant with the said Kenneth Allen Caperton and wife, Sarah Caperton 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, Joe Grubbs, Jr. and wife, Nancy C. Grubbs
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kenneth Allen Caperton and wife, Sarah Caperton
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of October, 1959

Joe Grubbs.
Nancy C. Grubbs

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