BK 2992

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TWELVE THOUSAND SEVEN HUNDRED AND NO/100 ------ ---------- ($12,700.00) ---------- DOLLARS

Cash in hand paid by L. F. Stewart and wife, Martha M. Stewart, 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

L. F. STEWART AND WIFE, MARTHA M. STEWART

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

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Highview Acres Subdivision, as of record in Book 2331, page 52, Register's Office for Davidson County, Tennessee, and as modified by a relocation of the lot line in an instrument of record in Book 2541, page 363, said Register's Office.

Said Lot No. 51 fronts 87.7 feet on the southwesterly side of Verbena Drive and extends back 368.0 feet on the northwesterly line and 327.2 feet on the southeasterly line, to a broken line in the rear, measuring 167.0 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 L. F. Stewart and wife, Martha M. Stewart their heirs and assigns, forever

And we do covenant with the said L. F. Stewart and wife, Martha M. Stewart 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 L. F. Stewart and wife, Martha M. Stewart their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of October, 1959

Joe Grubbs Jr.

Nancy C. Grubbs

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