K 2996

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN THOUSAND TWO HUNDRED AND NO/100 ---------- ---------- ($10,200.00) ---------- DOLLARS

Cash in hand paid by James E. Griggs, Sr. and wife, Florence E. Griggs, the receipt of which is hereby acknowledged, we,

THOMAS S. BOEHMS AND WIFE, BETTY JOYCE BOEHMS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. GRIGGS, SR. AND WIFE, FLORENCE E. GRIGGS

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. 5 of Block D, on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 5 fronts 73.0 feet on the east margin of Bransford Avenue and extends back between parallel lines 131.8 feet to a dead line, measuring 73.0 feet thereon.

Being the same property conveyed to Thomas S. Boehms and wife, Betty Joyce Boehms by warranty deed from Barney Bimstein and wife, Jeanne Evelyn Bimstein, as of record in Book 2039, page 227, 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 James E. Griggs, Sr. and wife, Florence E. Griggs their heirs and assigns, forever.

And we do covenant with the said James E. Griggs, Sr. and wife, Florence E. Griggs 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, Thomas S. Boehms and wife, Betty Joyce Boehms do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James E. Griggs, Sr. and wife, Florence E. Griggs their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of December, 19 59

Thomas S. Boehms

Betty Joyce Boehms

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