BK 2997

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 DOLLARS
TEN AND NO/100 ----------

cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated April 01, 1959, executed by the grantors herein, payable to Fidelity Federal Savings & Loan Association, for the original sum of $12,450.00, with interest at 6% per annum and a 1% service fee; principal, interest and service fee all payable $[illegible] monthly, and secured by a Deed of Trust of record in Book 2916, page 431, Register's Office for Davidson County, Tennessee.

we, EARL GROVES AND WIFE, RUBY B. GROVES

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

COMER L. TILLEY AND WIFE, MARY TILLEY

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. 5 on the Plan of Section I, Bellshire Estates, of record in Book 2134, pages 124 and 125, Register's Office for said County.
Said Lot No. 5 fronts 137 feet on the south side of Bell Lane and runs back 288.7 feet on the west line and 299.3 feet on the east line to a dead line in the rear on which it measures 137 feet.
Being the same property conveyed to Earl Groves and wife, Ruby B. Groves, by deed fromL. E. Arrington and wife, of record in Book 2882, page 331, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 2294, page 346, 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 COMER L. TILLEY AND WIFE, MARY TILLEY their heirs and assigns, forever.

And we do covenant with the said COMER L. TILLEY AND WIFE, MARY TILLEY 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. except as hereinabove set-out.

And we, the grantors 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 their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of December, 19 59

Earl Groves — Ruby B. Groves

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Earl Groves and wife, Ruby B. Groves

the [illegible] with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 19 59

My Commission Expires May 14th 1960

Jno. C. Jeffords Notary Public State at Large

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