BK 3027

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and 0/100 ($ 10.00) **DOLLARS**

Cash in hand paid and other good and valuable considerations, receipt of all of which is hereby acknowledged, and for the further consideration, the Grantee's assume and agree to pay the balance of a mortgage which is of record in Book 2229 Page 21, Registers Office, Davidson County, Tenn., payable to R. Bruce Robertson, Trustee, in the original principal amount of $7,600.00; said balance now being $6,128.89.

ESCROW ACCOUNT ESTABLISHED FOR ABOVE LOAN TO BE PLACED [illegible] THE GRANTEE'S.

Charles M. Cline and wife Nancy A. Cline

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

William Brown Gray, Jr. and wife Elwanda Owen Gray

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

Land in the 12th, Formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 29 and part of Lot No. 28 on the Plan of Richland Heights, of which is of record in Book 2083, page 10, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Knob Road at the southeast corner of Lot No. 30 on said plan, thence with the northerly margin of said road eastwardly 60 feet to a point 5 feet easterly from the southwest corner of Lot No. 28 on said plan; thence northwardly 191.3 feet to a point in the southern boundary line of Lot No. 32 on said plan, said point being the northeast corner of Lot No. 31 on said plan, said point being also 26 feet northeastwardly from the corner of said lots Nos. 28 and 29; thence with the line between said lots Nos. 28, 29, and 31, southwestwardly 190.8 feet to the northeast corner of said Lot No. 30; thence with the line between said lots Nos. 29 and 30, southwardly 196.4 feet to the beginning.

Being the same property conveyed to Charles M. Cline and wife, Nancy A. Cline, by deed from Richland Development Co., of record in Book 2242, page 103, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Brown Gray, Jr. and wife Elwanda Owen Gray their **heirs and assigns, forever.**

And we/ the grantor's **do covenant with the said** grantee's **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 above stated.

And we, Charles M. Cline and wife Nancy A. Cline **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** William Brown Gray, Jr. and wife Elwanda Owen Gray, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 4 **day of** February, 19 80

Charles M. Cline
Charles M. Cline

Nancy A. Cline
Nancy A. Cline

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