BK 3032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Charles A. Mehl and wife, Wilma S. Mehl, have bargained and sold, and by these presents do transfer and convey unto John P. Grimes and wife, Susan Proby Grimes, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 36 on the Plan of Westlawn Farms, Inc., Section 6, as of record in Book 4331, page 135, Register's Office for said county.

Said Lot No. 36 fronts 148 feet on the southeasterly side of Melinda Drive and extends back 287 feet on the northeasterly line and 291.8 feet on the southwesterly line to a dead line, measuring 125 feet thereon.

Being the same property conveyed to Charles A. Mehl and wife, Wilma S. Mehl, by deed from J. M. Franks, Jr. and wife, Elizabeth Jane Franks, of record in Book 2625, page 1 in the Register's Office of 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 John P.Grimes and wife, Susan Proby Grimes, their heirs and assigns, forever.

And we do covenant with the said John P. Grimes and wife, Susan Proby Grimes, that we are lawfully seized and possessed of said land, have a good right to convey it and the same is unencumbered except for a Deed of Trust executed by the Grantors herein to R. Bruce Robertson, Jr., Trustee for The Prudential Insurance Company of America, dated January 17, 1957, of record in Book 2582, page 161, Register's Office of Davidson County, Tennessee, securing a loan on the hereinabove described property, the balance of which loan is hereby assumed by the Grantees, John P. Grimes and wife, Susan Proby Grimes.

And we, Charles A. Mehl and wife, Wilma S. Mehl, do further

PG 141