K 3158

Book 3158 Page 503

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Eight Hundred Fifty and No/100 ($11,850.00) DOLLARS

Cash in hand paid by James B. Southern and wife, Alice E. Southern, 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 said James B. Southern and wife, Alice E. Southern 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. 103 on the Plan of Highview Acres Subdivision, Section 2, as of record in Book 2854, page 98, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 begins at a point in the west margin of Jonquil Drive at the common front corner of Lots 103 and 104; thence 105.7 feet westwardly to the common rear corner of Lots 103 and 104; thence 125 feet southwardly to a point in the north margin of Verbena Drvie; thence with said margin 151.4 feet eastwardly to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence around said curve to the east, then to thenorth 38.4 feet to a concrete monument in the west margin of Jonquil Drive; thence with said margin 82.2 feet to the beginning.

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, as of record in Book 3071, page 275, 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 B. Southern and wife, Alice E. Southern their heirs and assigns, forever.

And we do covenant with the said James B. Southern and wife, Alice E. Southern 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 James B. Southern and wife, Alice E. Southern their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of November, 1960.

Joe Grubbs.

Nancy C. Grubbs

G 503