BK 3160

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Sixteen Thousand Five Hundred and No/100 ---------- ----------($16,500.00)----------DOLLARS Cash in hand paid by Samuel T. Drake and wife, Dorothy V. Drake, 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 Samuel T. Drake and wife, Dorothy V. Drake 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. 184 on the Revised Map of Caldwell Hall Subdivision, Section 1, as of record in Book 2900, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 184 begins at a point in the east margin of Danby Drive at the common front corner of lots 184 and 199; thence eastwardly 110.9 feet to a concrete monument at a common rear corner of lots 184 and 199; thence northwardly 95 feet to a point in the south margin of West Longdale Drive; thence 130.24 feet westwardly with said margin to a concrete monument which marks the beginning of a curve with a radius of 25.0 feet; thence to the west, then to the south around said curve 40.20 feet to a concrete monument in the east margin of Danby Drive; thence with said margin 95.37 feet southwardly to the beginning.

Being the same property conveyed to Joe Grubbs, Jr. and wife, Nancy C. Grubbs, by warranty deed from Ferriss C. Bailey, Trustee, as of record in Book 3127, page 123, 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 Samuel T. Drake and wife, Dorothy V. Drake their heirs and assigns, forever.

And we do covenant with the said Samuel T. Drake and wife, Dorothy V. Drake 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 Samuel T. Drake and wife, Dorothy V. Drake their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 21st day of November, 19 60

Joe Grubbs

Nancy C. Grubbs

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