BK 3161

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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 of all of which is hereby acknowledged,

we, Mahlon J. Griffith and wife, Mary S. Griffith, have bargained and sold, and by these presents do transfer and convey unto the said Laura Ann Love, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being a part of lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record in Book 57, page 151, Register's Office for said County, and being a part of a lot shown on a survey of part of said Lot No. 1, made by S. L. McMurray, of record in Book 421, page 8, said Register's office, and being further Lot No. 11 on an unregistered copy of a subdivision of said Lot No. 1, made by T. A. Sanford, September 27, 1949, as follows:

said lot No. 11 fronts 43 feet on the south side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 256 feet east of the easterly margin of North Fifth Street, 140 feet to a dead line.

being the same property conveyed to Mahlon J. Griffith and wife, Mary S. Griffith, by deed from Arch Bishop, Jr. and A. K. Smith, of record in Book 1767, page 311, 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 Laura Ann Love, her heirs and assigns, forever.

And we do covenant with the said Laura Ann Love 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, the said 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 Laura Ann Love, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 21 day of November, 19 60

Mahlon J. Griffith

Mary S. Griffith

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