BK 3161

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - -

TEN and No/100 - DOLLARS

Cash in hand paid by James B. Wade and wife, Mary Thomas Wade and other good and valuable considerations the receipt of which is hereby acknowledged,

We, J. F. Grimmett and wife, Julia B. Grimmett

_____ have bargained and sold, and by these presents do transfer and convey unto the said James B. Wade and wife, Mary Thomas Wade

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 the northerly 30 feet of Lot No. 141 and the southerly 20 feet of Lot No. 142 on the Plan of McGavock's Addition, as of record in Book 21, page 23, Register's Office for said County.

SAID parts of said lots adjoin and front together 50 feet on the easterly side of 10th Avenue North, formerly Polk Street, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to J. F. Grimmett and wife, Julia B. Grimmett by deed from Ruby A. Teasley and Burton M. Teasley, of record in Book 2197, page 137, 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 James B. Wade and wife, Mary Thomas Wade,

their heirs and assigns, forever.

And we do covenant with the said James B. Wade and wife, Mary Thomas Wade

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, J. F. Grimmett and wife, Julia B. Grimmett

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. Wade and wife, Mary Thomas Wade,

their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of November, 1960.

J. F. Grimmett

Julia B. Grimmett

PG 225