K 3161

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------TEN & NO/100----------
----------($10.00)---------- DOLLARS
cash in hand and other good and valuable considerations paid by J. F. Grimmett and wife Julia Benefield Grimmett receipt of which is hereby acknowledged.

D. H. Coombs and wife Margaret Faller Coombs have bargained and sold, and by these presents do transfer and convey unto the said J.F. Grimmett and wife Julia Benefield Grimmett their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Northeasterly part of Lot No. 47 in the waverly land Company's Plan of Lots, called "Waverly Place," as of record in Book No. 57, page 95, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Douglas or Kirkman Avenue and an alley, being the N.E. corner of said Lot No. 47; thence with the southeasterly margin of said Avenue in a southwesterly direction, 117 feet; thence southeasterly to a point on the Westerly margin of said alley 40 feet Northerly from the corner of said lot No. 47 and Lot No. 56; thence northerly with the Westerly margin of said alley, 210 feet to the beginning;

Being the same property conveyed to D. H. Coombs by deed from L.G. Noel and wife Augusta J. Noel of record in Book 620 Page 48 RODC.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J.F. Grimmett and wife, Julia Benefield Grimmett their heirs and assigns, forever.

And we do covenant with the said J. F. Grimmett and wife, Julia Benefield Grimmett 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 I D.H. Coombs and wife Margaret Faller Coombs do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J.F. Grimmett and wife, Julia Benefield Grimmett heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of November, 1960

D. H. Coombs

Margaret Faller Coombs

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named D. H. Coombs and wife, Margaret Faller Coombs

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of November, 160

Commission expires Jan. 24, 1961

Marbut G. Gaston
Notary Public

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