K 3166

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WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand Nine Hundred and No/100---------

($15,900.00) DOLLARS

Cash in hand paid by W. Lawrence Sweeney and wife, Nell A. Sweeney, 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 W. Lawrence Sweeney and wife, Nell A. Sweeney

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. 194 on the Revised Plan of Caldwell Hall Subdivision, Section 1, as of record in Book 2900, page 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 80 feet on the east margin of Danby Drive and extends back 159.4 feet on the north line and 120.0 feet on the south line, to a broken line in the rear, measuring 94.8 feet thereon.

Being a part of the property conveyed to Joe Grubbs, Jr., and wife, Nancy C. Grubbs, by warranty deed from Ferriss C. Bailey, Trustee, as of record in Book 2996, page 491, 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 W. Lawrence Sweeney and wife, Nell A. Sweeney

their heirs and assigns, forever.

And we do covenant with the said W. Lawrence Sweeney and wife, Nell A. Sweeney

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 W. Lawrence Sweeney and wife, Nell A. Sweeney

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

Witness our hand s this 30th day of December, 1960.

Joe Grubbs.

Nancy C. Grubbs

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