K 3181

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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 and sufficiency of all of which is hereby acknowledged, I,

T. J. Sterritt, DBA Globe Building & Realty Company have bargained and sold, and by these presents do transfer and convey unto the said Robert Dale McGriff and wife, Joan P. McGriff, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 20 on the Plan of Tiffany Terrace, as of record in Book 2854, page 59, Register's Office for said County.

Said Lot No. 20 fronts 82.0 feet on the easterly side of Tiffany Drive and extends back between lines, 290.0 feet on the northerly line and 306.4 feet on the southerly line to a dead line in the rear, measuring 186.0 feet thereon.

B eing the same property conveyed to T. J. Sterritt, DBA Globe Building & Realty Company by deed from Tiffany, Incorporated of record in Book 3102, page 487, said Register's Office.

Frances K. Sterritt, the wife of T. J. Sterritt, joins in this conveyance for the purpose of releasing any and all rights that she may have or be entitled to in the above described land, especially her maritial rights.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Dale McGriff and wife, Joan P. McGriff, their heirs and assigns, forever.

And I do covenant with the said Robert Dale McGriff and wife, Joan P. McGriff that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1961 taxes which have been prorated and assumed and restrictive covenants of record in Book 2928, page 287, as amended in Book 3031, page 311, said Register's Office. And I, T. J. Sterritt, DBA Globe Building & Realty Company do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert Dale McGriff and wife, Joan P. McGriff, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of January, 1961.

T. J. STERRITT

FRANCES K. STERRITT

GLOBE BUILDING & REALTY COMPANY

BY: T. J. Sterritt

STATE OF TENNESSEE
Davidson County

Personally appeared before me, JNO B. COBB, JR, a Notary Public in and for said County and State, the within named T. J. Sterritt, individually and DBA Globe Building & Realty Company, and his wife, Frances K. Sterritt, the bargainor, 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 11th day of January, 1961.

My Commission Expires 10-22-62

Notary Public

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