WARRANTY DEED

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

- - - - - - - - Ten and No/100 - *DOLLARS*

cash in hand paid by the Grantees & other valuable & sufficient considerations, the receipt of all of which is hereby acknowledged, & for the balance the said Grantees have expressly assumed & agreed to pay a first mortgage, being in the original amount of $17,500 with the present balance of $17,269.86 after the 7-10-61 payment having been made, said indebtedness being more fully described in & secured by a deed of trust executed by Walter Howard Ford et ux to Chas. F. Lovell, Trustee of record in Book 3187, page 49, to secure Lovell & Malone, Inc. said note & deed of trust having been assigned to Commonwealth Life Insurance Co. of record in Book 3188, Page 363.

We, Walter Howard Ford and wife, Alice Utz Ford *have bargained and sold, and by these presents do transfer and convey unto the said* - - - - John H. Griscom and wife, Edwyna H. Griscom, their - - - - *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 36 on the Revised Plat of the New Golf Club Subdivision, as of record in Book 421, page 185, Register's Office for said County.

Said lot fronts 100 feet on the easterly side of Highland Avenue, and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Walter Howard Ford and wife, Alice Utz Ford, by deed from S. D. Brantley and wife, as of record in Book 1786, page 417, said Register's Office.

This conveyance is made subject to the following:

Restrictions recorded prior to Feb. 15, 1950, in Book 653, page 112.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said - John H. Griscom and wife, Edwyna H. Griscom, their *heirs and assigns, forever.*

And we *do covenant with the said* John H. Griscom and wife, Edwyna H. Griscom *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,* except 1961 taxes which have been pro rated from 8-10-61 and assumed by the Grantees, and the above indebtedness

And We, Walter Howard Ford and wife, Alice Utz Ford *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John H. Griscom and wife, Edwyna H. Griscom, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 28th *day of* July, 19 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Nell Y. Crouch

[signature]

Walter Howard Ford
Walter Howard Ford

Alice Utz Ford
Alice Utz Ford

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me,............................, *a Notary Public in and for said County and State,*............................

....

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

Witness my hand and official seal at............................*Tennessee,*

this........*day of*....................., *19*.......

............................*Notary Public*

Commission expires............................