BK 3279

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,000.00

Eleven Thousand, and no/100 DOLLARS

Cash in hand paid by Marvin T. Maxwell and wife, Sadie L. Maxwell, 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 Marvin T. Maxwell and wife, Sadie L. Maxwell 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. 8 on the plan of Bakwood Heights Subdivision, as of record in Book 2854, page 97, Register's Office for said Cou nty.

Said Lot No. 8 fronts 130.0 feet on a curve on the northerly side of April Lane, running back between lines measuring 192.9 feet on the easter y line and 163.1 feet on the westerly side to a broken line in the rear, on which it measures 112.6 feet.

Being the same property conveyed to Joe Grubbs, Jr., and wife, Nancy C. Grubbs, by deed from Robert E. Baker and Grady Woodson, Jr., of record in Book 3131, page 205, 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 Marvin T. Maxwell and wife, Sadie L. Maxwell their heirs and assigns, forever.

And we do covenant with the said Marvin T. Maxwell and wife, Sadie L. Maxwell 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 prorated and are hereby assumed by the purchasers.

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 Marvin T. Maxwell and wife, Sadie L. Maxwell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 5th day of September, 19 61

Joe Grubbs

Nancy C. Grubbs

PG 329