BK 3279

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $10,321.10, of a note dated April 1, 1953, executed by E. A. Conwell and wife, payable to Murphree Mortgage Company for the original sum of $15,000.00, with interest at 4½% per annum; both principal and interest payable in 240 monthly installments of $94.90 each, beginning May 1, 1953, balance April 1, 1973, and secured by Deed of Trust of record in Book 2173, page 393, Register's Office for Davidson County, Tennessee, said debt having since been assigned to The Mutual Life Insurance Company of New York, by instrument of record in Book 2175, page 304, said Register's Office,

we, J. C. GRIMES AND WIFE, AMY M. GRIMES,

have bargained and sold, and by these presents do transfer and convey unto the said ALBERT M. LITTLETON AND WIFE, RAMELLE O. LITTLETON,

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. 118 on the Plan of West Meade Farms, Inc., Section "E", as of record in Book 1835, page 70, Register's Office for said County, and described as follows: BEGINNING at a point in the northwesterly margin of Robin Hill Road, the common corner of Lots 117 and 118; thence with the line between said lots, northwesterly 382.2 feet to a point; thence south 16° 12' west 322.6 feet to a point in the northerly margin of a 50-foot unnamed street; thence with said street, easterly along a slight curve, 190 feet to the beginning of a curve; thence with said curve, eastwardly 36.6 feet to a point in the northwesterly margin of Robin Hill Road; thence with the margin of the same, northeasterly 120 feet to the beginning.
Being the same property conveyed to J. C. Grimes and wife, Amy M. Grimes, by deed from E. A. Conwell and wife, of record in Book 3028, page 353, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ALBERT M. LITTLETON AND WIFE, RAMELLE O. LITTLETON, their heirs and assigns, forever.

And we do covenant with the said ALBERT M. LITTLETON AND WIFE, RAMELLE O. LITTLETON 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, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1 day of September, 1961

J. C. Grimes — Amy M. Grimes

STATE OF ~~TENNESSEE~~ KENTUCKY
~~DAVIDSON~~ JEFFERSON COUNTY

Personally appeared before me, Elizabeth Darnbrook, a Notary Public in and for said County and State, the within named J. C. Grimes and wife, Amy M. Grimes,

the bargainors, 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 Fern Creek, Nashville, Jefferson County, Tennessee, Kentucky this 1st day of September, 1961.

Commission expires Nov. 10th 1962

Elizabeth Darnbrook
Notary Public

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