K 3286

WARRANTY DEED

For and in consideration of the sum of ($10.00) - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Norman Groves and wife, Lorene Groves

have bargained and sold, and by these presents do transfer and convey unto the said William W. Groves and wife, Katherine Groves, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 214 of Section "B" on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in book 1424, page 67, Register's Office for said County.
Said lot No. 214 fronts 56.4 feet on the westerly side of Clarke Street and extends back between parallel lines 95 feet to a dead line.
Being the same real property conveyed to Norman Groves and wife, Lorene Groves, by deed from Norman S. Rogers and wife, dated October 10, 1961, filed October 11, 1961, and recorded in book 3284, page 365, said Register's Office.

This conveyance is made subject to restrictions of record in book 2013, page 392, and in book 2447, page 151, Register's Office for Davidson County, Tennessee, and public utility easement along rear line of premises of record in book 1424, page 67, and in book 2013, page 392, Register's Office for Davidson County, Tennessee, and an easement for certain right-of-ways as set out in deed from Nashville Industrial Corporation to DuPont Fiber Silk Company, of record in book 626, page 556, Register's Office for Davidson County, Tennessee, and easements for right-of-ways for telephone lines grantes Cumberland Telephone and Telegraph Co., by deed from Nashville Industrial Corporation, of record in Book 662, page 743, Register's Office for Davidson Co., Tenn.
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William W. Groves and wife, Katherine Groves, their

heirs and assigns, forever.

And we *do covenant with the said* William W. Groves and wife, Katherine Groves

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, Norman Groves and wife, Lorene Groves

do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William W. Groves and wife, Katherine Groves, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 19th *day of* October, *19* 61. ~~xthex~~ ~~respective party, if any, causing same to be signed hereto by its duly authorized officer on said day and date~~

Norman Groves

Lorene Groves

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, *a Notary Public in and for said County and State,* Norman Groves and Lorene Groves, *the within named bargainor* s, *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 Nashville, *Tennessee, this* 19th *day of* October, *19* 61.

Hugh J. Bradley *Notary Public*

Commission expires April 29, 1963.

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