K 3312

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eleven Thousand Two Hundred Fifty and No/100 ----- ($11,250.00) ----------DOLLARS

Cash in hand paid by Harold K. Pollock and wife, Cleo Pollock, 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** Harold K. Pollock and wife, Cleo Pollock

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. 12 on the Plan of Bakwood Heights Subdivision, as of record in Book 2854, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 105.4 feet on the northwest margin of April Lane and runs back between lines measuring 196.1 feet on the east and 185.3 feet on the west to a dead line in the rear on which it measures 155.4 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 Harold K. Pollock and wife, Cleo Pollock their **heirs and assigns, forever.**

And we **do covenant with the said** Harold K. Pollock and wife, Cleo Pollock **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, 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** Harold K. Pollock and wife, Cleo Pollock their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 29th **day of** November, **19** 61

Joe Grubbs Jr.

Nancy C. Grubbs

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