BK 3372

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 Brandon Lewis and wife, Mayme C. Lewis, their

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

Land in the 11th Civil District of Davidson County, Tennessee, being lot No. 2 on the plan of Kemper Heights, Section Four, as of record in book 2854, page 65, Register's Office for said County.
Said lot No. 2 fronts 125 feet on the southwesterly side of Tuckahoe Drive and extends back between lines, 320 feet on the northwesterly line and 319.15 feet on the southeasterly line, to a dead line in the rear, measuring 125 feet thereon.

Being the same real property conveyed to Norman Groves and wife, Lorene Groves, by deed from William C. Dorris and Norman Groves, dated December 14, 1960, filed December 16, 1960, and recorded in book 3164, page 277, said Register's Office.

This conveyance is made subject to restrictions of record in book 2960, page 211, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, anchor easement at northeast and northwest corners, 100-foot building setback line from Tuckahoe Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 65, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brandon Lewis and wife, Mayme C. Lewis, their

heirs and assigns, forever.

And we *do covenant with the said* Brandon Lewis and wife, Mayme C. Lewis,

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 for the 1962 State and County taxes, which have been pro-rated and assumed by the grantees, herein.

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* Brandon Lewis and wife, Mayme C. Lewis, their

heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our *hand* s *this* 18th *day of* April, *1962.*

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 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 Nashville, Tennessee,
this 18th *day of* April, *19* 62.

Hugh J. Bradley *Notary Public*

Commission expires April 23, 1963.

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