K 3398

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One Thousand ($1,000.00)

DOLLARS

and other good and valuable considerations, including the assumption by the grantees herein, Arthur T. Brown and wife, Shirley Brown, of the balance owing under a Deed of Trust executed by the grantors herein, William T. Griffin, Jr. and wife, Nancy Griffin to R. Bruce Robertson, Jr., trustee of record in Book 2314, Page 501, Register's Office, to secure to Prudential Insurance Company of America, the payment of one note dated September 3, 1954 in the original principal amount of $10,200.00 payable in monthly installments with interest at the rate of 4 1/2% per annum, we, William T. Griffin and wife, Nancy Griffin.

_____ have bargained and sold, and by these presents do transfer and convey unto the said Arthur T. Brown and wife, Shirley Brown

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. 301-A on the Plan of Cloverhill, Section Five, as of Record in Book 2133, page 88, Register's Office for said county.

Said Lot 301-A fronts 70 feet on the southerly side of Leatherwood Drive and runs back 180 feet on the westerly line and 190.9 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 35 feet thereon.

Being the property conveyed to William T. Griffin, Jr. and wife, Nancy Griffin, by deed from Harry Zeitlin and Dan Zeitlin, by deed of Record Book 2297, page 169, said Register's Office.

Said property is conveyed subject to restrictions in Book 1583, page 423, and restrictions in Book 2145, page 262, which were made applicable to land hereby conveyed by instrument in Book 2273, page 88, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur T. Brown and wife, Shirley Brown,

their heirs and assigns, forever.

And we do covenant with the said Arthur T. Brown and wife, Shirley Brown,

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, William T. Griffin, Jr. and wife, Nancy Griffin,

do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Arthur T. Brown and wife, Shirley Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of May, 1962

Arthur T. Brown

Shirley Brown

William T. Griffin Jr.

Nancy Griffin

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