K 3404

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------$10.00---------- ----------Ten and no/100---------- DOLLARS and other good and valuable considerations, cash in hand paid by John E. Grubbs and wife, Myrtle Davis Grubbs, the receipt of which is hereby acknowledged, and in further consideration of the said John E. Grubbs and wife, Myrtle Davis Grubbs, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Ithel L. Skipper and wife, Frances M. Skipper to Franklin G. Clark, Trustee, of record in Book 3383, page 135, to secure Mid-South Mortgage Corporation, a note dated April 19, 1962 for the sum of $14,500.00, with interest at 5¾% per annum, both principal and interest payable $80.19 monthly.

we, Ithel L. Skipper and wife, Frances M. Skipper have bargained and sold, and by these presents do transfer and convey unto the said John E. Grubbs and wife, Myrtle Davis Grubbs 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. 362 on the Plan of a Revision of certain lots of Parkwood Estates, Section II, as of record in Book 3106, page 36, Register's Office for said County.
Said lot fronts 76.73 feet on the south side of Wilmoth Road and runs back 147.4 feet on the westerly line and 149.4 feet on the easterly line to a dead line in the rear on which it measures 72.1 feet.
Being the same property conveyed to Ithel L. Skipper and wife, Frances M. Skipper, by deed from Valley Construction Company, Inc., a Tennessee Corporation, as of record in Book 3372, page 465, said Register's Office.

This conveyance is made subject to restrictions filed for record June 23, 1961, in Book 3249, page 345, as amended by instrument filed for record November 13, 1961, in Book 3309, page 615, 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 John E. Grubbs and wife, Myrtle Davis Grubbs their heirs and assigns, forever.

And we do covenant with the said John E. Grubbs and wife, Myrtle Davis Grubbs 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, with exception of the before mentioned debt.

And we, Ithel L. Skipper and wife, Frances M. Skipper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said John E. Grubbs and wife, Myrtle Davis Grubbs their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of July, 1962

x Ithel L. Skipper
Ithel L. Skipper

Frances M. Skipper
Frances M. Skipper

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