K 3404

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand Two Hundred Fifty and No/100 -- ----------($13,250.00) ---------- **DOLLARS**

Cash in hand paid by Ervin W. Greenwell and wife, Joyce J. Greenwell, 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** Ervin W. Greenwell and wife, Joyce J. Greenwell

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. 40 on the Plan of Southwood Subdivision, as of record in Book 2663, page 125, Register's Office for said County, as follows:

Said Lot No. 40 fronts 130.92 feet on the southerly side of April Lane and runs back 203.11 feet on the easterly line and 220.95 feet on the westerly line to a dead line measuring 182 feet thereon.

Being a part of the same property conveyed to Joe Grubbs, Jr. and wife, by deed from Hillview Co. of record in Book 3286, page 313, said Register's Office.

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 Ervin W. Greenwell and wife, Joyce J. Greenwell their **heirs and assigns, forever.**

And we **do covenant with the said** Ervin W. Greenwell and wife, Joyce J. Greenwell **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 1962 taxes which have been prorated and are hereby assumed by the purchasers.

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** Ervin W. Greenwell and wife, Joyce J. Greenwell their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** July, 19 62

Joe Grubbs Jr.

Nancy C. Grubbs

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