BK 3430

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of

Twelve Thousand ($12,000.00) and 00/100 DOLLARS

cash in hand to me paid, the receipt of which is hereby acknowledged,

I, Agnes O. Hill, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Dubre M. Grisham and wife, Fraselia B. Grisham

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 the northeasterly part of Lot No. 72 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, page 95, Register's Office for said County described as follows :

BEGINNING at a point on the westerly margin of Elliott Avenue, formerly Ferrest Avenue, the southwesterly corner of Elliott Avenue and an alley, being also the northeasterly corner of Lot No. 72; thence with the westerly margin of Elliott Avenue, southwestwardly 62½ feet; thence northwestwardly and parallel with said alley, 126 feet more or less to a point on the northeasterly line of a part of Lot No. 72 conveyed to Herman H. Lowe and wife, by deed from Miss Carrie T. Northway; thence northeastwardly 62½ feet to a point in the southwestwardly margin of said alley, 10 feet southeasterly from the corner of Lots Nos. 72 and 73 on said Plan; thence southeastwardly with the southwesterly margin of said alley, 125 feet to the beginning.

Being the same property conveyed to Harry W. Hill and wife, Agnes O. Hill, by deed from Clarence E. Ellis and wife, as of record in Book 1257, page 59, said Register's Office, the said Harry W. Hill having since died.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dubre M. Grisham and wife, Fraselia B. Grisham their heirs and assigns, forever.

And I do covenant with the said Dubre M. Grisham and wife, Fraselia B. Grisham that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. , except 1962 S&C Taxes that have been prerated and assumed by the purchasers

And I, Agnes O. Hill

do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said Dubre M. Grisham and wife, Fraselia B. Grisham their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of August, 1962

Agnes O. Hill

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