K 3435

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 Charles L. Nesbitt and wife, Mary Frances Hardison Nesbitt, the receipt of which is hereby acknowledged and in further consideration of the said Charles L. Nesbitt and wife, Mary Frances Hardison Nesbitt, assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of Trust executed by Joe Haywood Griffin and wife, Martha D. Griffin, to John W. Murphree, Trustee, of record in Book 2627, page 291, said Register's Office, to secure Murphree Mortgage Company, payment of one note dated June 27, 1957, in the original sum of $12,350.00

This conveyance is made subject to restrictive covenants of record in Book 2542, page 519, Register's Office for Davidson County, Tennessee.

we, Joe Haywood Griffin and wife, Martha D. Griffin have bargained and sold, and by these presents do transfer and convey unto the said Charles L. Nesbitt and wife, Mary Frances Nesbitt 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. 61 on the Plan of Patricia Heights, Section X, as of record in Book 2331, pages 130 and 131, Register's Office for said County.
SAID Lot No. 61 fronts 80 feet on the easterly side of Radford Drive and runs back between lines, 142.7 feet on the northerly line and 134 feet on the southerly line to a dead line, measuring 95 feet thereon.
BEING the same property conveyed to Joe Haywood Griffin and wife, Martha D. Griffin, by deed from Glenncliff Homes, Incorporated, of record in Book 2652, page 259, Register's Office for Davidson County, Tennessee.

Joe Haywood Griffin executed his power of Attorney to his wife, Martha D. Griffin granting power to do all acts necessary to sell or otherwise deal with subject property, dated June 11, 1962, of record in Book 2831, page 153, 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 Charles L. Nesbitt and wife, Mary Frances Nesbitt their heirs and assigns, forever.

And we do covenant with the said Charles L. Nesbitt and wife, Mary Frances Nesbitt 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, Joe Haywood Griffin and wife, Martha D. Griffin do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles L. Nesbitt and wife, Mary Frances Nesbitt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25th day of September, 1962

Martha D. Griffin
Martha D. Griffin

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