K 3461

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)----------

TEN AND NO/100---------- DOLLARS

cash in hand paid by Thomas P.Griggs and wife, Lois B.Griggs , and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Thomas P.Griggs and wife, Lois B.Griggs of the remaining principal balance in the amount of $7,912.99, owing under the terms of a deed of trust to Miller Kimbrough , Trustee, of record in Book 2265, page 255, Register's Office for Davidson County, Tennessee, to secure Kimbrough Phillips Company payment of one note dated June 10,1954 for the original principal sum of $10,100.00,

We, Robert W.Baird and wife, Loyce D.Baird have bargained and sold, and by these presents do transfer and convey unto the said Thomas P.Griggs and wife Lois B.Griggs 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. 142 on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, pages 136,137 and 138, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin ofMcCall Street , ar Antioch Pike, at the corner of Lots .42 and 143; thence with the line between said Lots, northerly 140.1 feet to a point; thence easterly 121 feet to a point in the west margin of Vaden Drive; thence with the margin of the same , southerly 110.5 feet to the beginning of a curve; thence around said curve, southwesterly 38.5 feet to the northerly margin of McCall Street or Antioch Pike; thence with the margin of the same, westerly 90 feet to the point of beginning .

Being the same property conveyed to Robert W.Baird and wife, Loyce D.Baird, by deed from Ben S.Baswell and wife, as of record in Book 3166, page 435, said 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 Thomas P.Griggs and wife, Lois B.Griggs their heirs and assigns, forever.

And we do covenant with the said Thomas P.Griggs and wife, Lois B.Griggs 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, Robert W.Baird and wife, Loyce D.Baird do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas P.Griggs and wife, Lois B.Griggs their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8 & 12 day of November, 19 62

Robert W. Baird

Loyce D. Baird

PG 455