K 3532

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Two Thousand Five Hundred ($2,500.00) Dollars cash in hand paid by R. J. Connor, Jr., receipt of which is hereby expressly acknowledged, the undersigned, Alfred A. Griswold, Jr., a single person, has bargained and sold and by these presents does transfer and convey unto the said R. J. Connor, Jr., his heirs and assigns, a certain tract or parcel of land situated in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 112 of Block "M" on the Plan of the subdivision of Mrs. E. M. Litterer's Home Place, as of record in Plan Book 6, page 78, Chancery Court at Nashville.

Said lot No. 112 fronts 50 feet on the south side of Father Ryan Street and runs back between parallel lines 196 feet to an alley.

Said property was devised to Dora Griswold for life with remainder to Alfred A. Griswold, by will of J. T. Griswold, deceased, of record in Will Book 62, page 346, County Court for said County.

And being the same property passing to the undersigned, Alfred A. Griswold, Jr., as the sole heir at law of his father, Alfred A. Griswold, who died intestate on December 23, 1962; the life tenant, Dora Griswold, having died heretofore in March, 1962; and the disability of minority of undersigned, Alfred A. Griswold, Jr., having heretofore been removed by decree of the Chancery Court of Davidson County, Tennessee, of record in Minute Book 74, page 36, of the minutes of said Court.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereunto belonging to the said R. J. Connor, Jr., his heirs and assigns, forever.

And undersigned does covenant with the said R. J. Connor, Jr., that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except for lien of 1963 State, County and City taxes, which shall be prorated between the parties and paid by the grantee; applicable building and zoning regulations and requirements; and all existing highway, roadway and utility easements.

And, the undersigned, Alfred A. Griswold, Jr., does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said R. J. Connor, Jr., his heirs and assigns, against the lawful claims of all persons whomsoever.

As further consideration for this conveyance, the grantee, R. J. Connor, Jr., expressly assumes and agrees to pay at his own expense any and all obligations heretofore or hereinafter imposed upon the owner of the above described property by the Division of Inspections & Permits of the City of Nashville, pursuant to City

G 163