K 1512

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ NINE THOUSAND EIGHT HUNDRED FIFTY AND NO/100 - - - - - - - - - - - - - - - - - - ($ 9,850.00) - - - - - - - - - - - - - - DOLLARS

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

FRED H. BROWN AND WIFE, GERTRUDE BROWN,

have bargained and sold, and by these presents do transfer and convey unto the said THEODORE A. BEGALLA AND WIFE, CHARLOTTE BEGALLA 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 North 75 feet of Lot No. 15 of Block "C" on the Map of Hillsboro Views Development Company's Subdivision, as of record in Book 974, Pages 64 and 65, Register's Office for said County. Said part of said lot fronts 75 feet on the east side of Bedford Avenue and runs back between parallel lines 187 feet to a dead line.

Being part of the property conveyed to Fred H. Brown and wife, Gertrude Brown, by deed from The First Federal Savings & Loan Association of Nashville, as of record in Book 1217, Page 567, said Register's Office.

The building on the premises hereby conveyed was built (converted) under the Reconversion Housing Program of the Civilian Production Administration under Priorities Regulation 33 (Builder's Serial No. 88-081-000470), and an HH rating was used to get materials for the construction. Under that regulation a limit is placed on either the sales price or the rent for the premises or both and preferences are given to Veterans of World War II in selling or renting. As long as that regulation remains in effect, any violation of these restrictions by the grantee or by any subsequent purchaser will subject him to the penalties provided by law. The above is inserted only to give notice of the provisions of Priorities Regulation 33 and neither the insertion of the above nor the regulation is intended to affect the validity of the interest hereby conveyed.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THEODORE A. BEGALLA AND WIFE, CHARLOTTE BEGALLA their heirs and assigns, forever.

And we do covenant with the said THEODORE A. BEGALLA AND WIFE, CHARLOTTE BEGALLA 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. xxxxxxxxxxxxxxxxxx xxxxxxxxx

And FRED H. BROWN AND WIFE, GERTRUDE BROWN do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said THEODORE A. BEGALLA AND WIFE, CHARLOTTE BEGALLA, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of AUGUST, 1947.

Fred H. Brown

Gertrude Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. TENISON, a Notary Public in and for said County and State, the within named FRED H. BROWN AND WIFE, GERTRUDE BROWN, the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of AUGUST, 1947.

Commission expires: April 5th, 1949

A. M. Tenison
Notary Public

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