1562

WARRANTY DEED

For and in consideration of the sum of

One Thousend Two Hundred ($1,200.00) and no/100 - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Bargro N. Brittain and wife, Willie Mai Brittain, the receipt of which is hereby acknowledged.

We, Ben H. Chrisman and wife, Eddean T. Chrisman have bargained and sold, and by these presents do transfer and convey unto the said Bargro N. Brittain and wife, Willie Mai Brittain, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 23 and the westerly 30 feet of lot No. 24 on the plan of Sunrise Heights, as of record in book 421, page 17, Register's Office for said County.
Said lot No. 23 and part of lot No. 24 front together 80 feet on the northerly side of Sunrise Avenue and extend back 163 feet, more or less, on the easterly line and 160 feet, more or less, on the westerly line to the southerly margin of an alley, measuring 80 feet thereon.
Being the same property conveyed to Ben H. Chrisman and wife, Eddean T. Chrisman by deed from William O. Lee, Executor, of record in book 1368, page 142, said Register's Office.

This conveyance is made subject to restrictive covenants contained in book 1300, page 572, said Register's Office.

Purchasers assume taxes for the year 1948.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bargro N. Brittain and wife, Willie Mai Brittain, their heirs and assigns, forever.

And we do covenant with the said Bargro N. Brittain and wife, Willie Mai Brittain 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 do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bargro N. Brittain and wife, Willie Mai Brittain, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 3rd day of March, 19 48



Ben H. Chrisman

Eddean T. Chrisman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Ben H. Chrismen and wife, Eddean T. Chrisman

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 office, this day of March, 19. 48.

Commission expires [illegible]

Notary Public

BM 10-47 F. & P. CO 83n

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