K 1628

WARRANTY DEED

For and in consideration of the sum of

EIGHT THOUSAND FIVE HUNDRED & 00/100 ($8,500.00) - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Howard T. Brown and wife, Irma C. Brown, the receipt of which is hereby acknowledged, we, W. E. Quin, Jr. and wife, Jennie V. Quin,

have bargained and sold, and by these presents do transfer and convey unto the said HOWARD T. BROWN AND WIFE, Irma C. BROWN, their heirs and assigns, a certain tract or parcel of land in the 3d, formerly 15th, Civil District of Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 1, and 20 to 25 both inclusive on the Map of the Subdivision of the W. E. Quin, Jr. property on the Lebanon Road, and described according to a survey made by Watkins and Murray, Surveyors, December 19, 1947, and revised March 20, 1948, as follows:

Beginning at a point in the south margin of the Lebanon Road at the corner of Lots Nos. 1 and 2, being 175.65 feet west of a concrete monument set at the beginning of a curve into an unnamed street; thence with the line between Lots Nos. 1 and 2, southerly 275 feet to the northerly line of Lot No. 20; thence with the line of the same, easterly 200 feet to the westerly margin of said 50 foot unnamed street; thence with the margin of the same, southerly 600.3 feet more or less to the corner of Lots Nos. 25 and 26; thence with the line between said lots, South 48° 20' West 304.1 feet to the easterly line of a 7.93 acre tract; thence with the line of the same, North 38° 40' West 875 feet to the South margin of the Lebanon Pike; thence with the line of said Pike, North 48° 20' East 100 feet to the beginning.

Being part of the property conveyed to W. E. Quin, Jr. and wife, Jennie V. Quin, by deed from J. O. Price and wife, of record in Book 1536, page 575, Register's Office for said County.

The restrictive covenants contained in the deed from W. E. Quin, Jr. and wife to Walter M. Weakley, conveying Lot No. 3, of record in Book 1580, page 37, said Register's Office, are hereby made to apply to the above described Lots.

Geo. I. Waddey, holder of the debt secured on book 1545, page 499, said Register's Office, joins herein for the purpose of releasing all lien or claim on the above described property, but no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard T. Brown and wife, Irma C. Brown, their heirs and assigns, forever.

And we do covenant with the said Howard T. Brown and wife, Irma C. Brown, 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, W. E. Quin, Jr. and wife, Jennie V. Quin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Howard T. Brown and wife, Irma C. Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2d day of June, 19 48

W. E. Quin Jr

Jennie V Quin

Geo. I. Waddey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. B. Tucker, a Notary Public in and for said County and State, the within named W. E. Quin, Jr. and wife, Jennie V. Quin, the bargainors, 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 2nd day of June, 19 48

My commission expires Oct 7th 1951

C. B. Tucker
Notary Public

C. B. TUCKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SN 10-47 F. & P. CO. 934

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