1676

WARRANTY DEED

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

- - - - Ten and No/100 - - - - - - - - DOLLARS

cash in hand paid by Joseph D. Anderson and wife, Anne W. Anderson, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged,

We/ Gilbert M. F. Brauch and wife, Eunice N. Brauch, have bargained and sold, and by these presents do transfer and convey unto the said Joseph D. Anderson and wife, Anne W. Anderson, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being the southeast part of Lot No. 4 of Block No. 8 on the plan of Woodmont Estates, as of record in book 974, page 29, Register's Office for said County, described according to a copy of a survey made May 24, 1938, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the northwesterly margin of Valley Brook Road, the common corner of Lots Nos. 3 and 4; thence with the line between said lots, north 52° west 170 feet to a stake; thence south 41° 30' west 195 feet to a stake in the line between lots Nos. 4 and 5; thence with the line between said lots, south 59° 30' east 195 feet to the northwest corner of Valley Brook Road; thence with the margin of the same, northeasterly 171.1 feet to the point of beginning.

Being the same property conveyed to Gilbert M. F. Brauch and wife, Eunice N. Brauch, by deed from Fred Smith and wife, of record in book 1195, page 160, said Register's Office.

Easement for public utilities as set out in deed from Third National Bank, Trustee, to Fred Smith and wife, of record in book 1090, page 294, Register's Office for Davidson County, Tenn.

This conveyance is made subject to restrictive covenants contained in an agreement executed by L. R. Campbell, et al, of record in book 662, page 807, Register's Office for Davidson County, Tennessee, and

Restrictive covenants contained in an instrument executed by Third National Bank, Trustee, et al, and recorded in book 1049, page 28, Register's Office for Davidson County, Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph D. Anderson and wife, Anne W. Anderson their heirs and assigns, forever.

And we do covenant with the said Joseph D. Anderson and wife, Anne W. Anderson, 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. The grantors assume and agree to pay 1949 taxes, same having been prorated as of February 1, 1949.

And we, Gilbert M. F. Brauch and wife, Eunice N. Brauch do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph D. Anderson and wife, Anne W. Anderson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of December, 1948.

Gilbert M. F. Brauch

Eunice N. Brauch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Eunice N. Brauch with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of December, 1948

Frankie Wilkes
Notary Public

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