K 1679

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $---------8,750.00----------

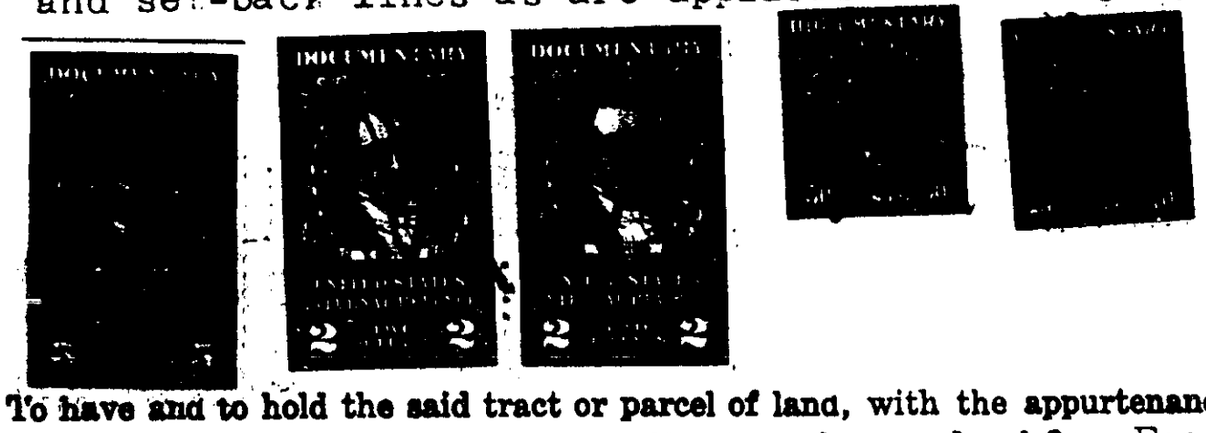
-----EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100--------- DOLLARS

Cash in hand paid by Harry M. Murphy and wife, Frances W. Murphy, the receipt of which is hereby acknowledged,

We, H. S. Brooks and wife, Lula C. Brooks have bargained and sold, and by these presents do transfer and convey unto the said Harry M. Murphy and wife, Frances W. Murphy 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 Lot No. 20 of Block C on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for said County.
Said Lot No. 20 fronts 50 feet on the easterly side of Greenland Avenue and runs back between lines, 151.5 feet on the northerly line and 169.5 feet on the southerly line, to a dead line on which it measures 53.1 feet.
Being the same property conveyed to H. S. Brooks and wife, Lula C. Brooks, by deed from Thomas E. Walling and wife, of record in book 1633, page 231, said Register's Office.

This conveyance is subject to all easements, restrictive covenants, and set-back lines as are applicable to the property above described.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry M. Murphy and wife, Frances W. Murphy their heirs and assigns, forever.

And we do covenant with the said Harry M. Murphy and wife, Frances W. Murphy 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. except taxes for the year 1949 which have been pro-rated and assumed by the grantees.
And We, H. S. Brooks and wife, Lula C. Brooks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harry M. Murphy and wife, Frances W. Murphy, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 8th day of January, 1949

H. S. Brooks

Lula C Brooks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Joe W. Rives, a Notary Public in and for said County and State, the within named H. S. Brooks and wife, Lula C. Brooks

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 8 day of January, 1949

Commission expires July 9, 1951.

Joe W. Rives
Notary Public

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