K 1679

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

Ten and No/100ths - DOLLARS

cash in hand paid by James Brown, Jr. and wife, Margarete Brown and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the further consideration that the grantees herein do hereby assume and agree to pay the unpaid principal balance of a note dated May [illegible], 1947, executed by William Odell Spain and wife, Naomi Ruth Spain to Nashville Trust Company, and secured by a deed of trust to Albert H. Thomas Trustee, of record in Book 1461, page 275, Register's Office for Davidson County, Tennessee,

we, William Odell Spain and wife, Naomi Ruth Spain have bargained and sold, and by these presents do transfer and convey unto the said James Brown, Jr. and wife, Margarete Brown their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 39½ feet of the northerly 59¼ feet of lot No. 3 in Holt's Unrecorded Subdivision of lots Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan is of record in book 15, pages 10 and 11, Register's Office for said County.

Said part of lot No. 3 fronts 39½ feet on the easterly side of 10th Avenue North formerly Crooked Street, and runs back between parallel lines 129 feet, more or less, to an alley, the northerly line of this lot being 284 feet southerly from the southerly margin of Cass Street

Being the same property conveyed to William Odell Brown and wife, Naomi Ruth Brown by deed from Dock Swindle and wife, Omie Swindle, of record in book _____, page _____, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Brown, Jr. and wife, Margarete Brown their heirs and assigns, forever.

And we do covenant with the said James Brown, Jr. and wife, Margarete 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, except as herein states.

And we, William Odell Spain and wife, Naomi Ruth Spain do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James Brown, Jr. and wife, Margarete Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18 day of January, 1949

William O'dell Spain
William Odell Spain

Naomi Ruth Spain
Naomi Ruth Spain

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Guy H Rode, a Notary Public in and for said County and State, the within named William Odell Spain and wife, Naomi Ruth Spain 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 Nashville, Tennessee, this 18 day of January, 1949.

Commission expires Jan 8 1953

Guy H Rode
Notary Public

43191

WARRANTY DEED

FROM William Odell Spain, et ux

TO James Brown, Jr., et ux

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

[illegible] & DAVIS, ATTYS.

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