K 1731

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 7,000.00
- - - - - - - - - - -SEVEN THOUSAND AND NO/100 - - - - - - - - - - - - - DOLLARS
of which $4,500.00 has been paid in cash by Gordon N. Brown and wife, Ettie O. Brown, the receipt of which is hereby acknowledged and for the remainder, the said grantees herein assume and agree to pay the remaining unpaid balance of $2,500.00, of a note in the original sum of $5065.02, executed by the grantors herein, dated November 19, 1948, payable to Old Hickory Employees Credit Union, and payable as set out therein, and secured by a deed of trust of record in Book 1667, page 251, Register's Office for Davidson County, Tennessee, we, Silas L. Mastin and wife, Ossie W. Mastin,

have bargained and sold, and by these presents do transfer and convey unto the said Gordon N. Brown and wife, Ettie O. Brown, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots Nos. 59 and 60 on the Map of Rayon City, as of record in Book 843, page 13, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Davis Avenue, the corner of Lots Nos. 60 and 61; thence with the line between said lots easterly 135.4 feet to the westerly line of Lot No. 64; thence with the line between Lots Nos. 60 and 64, southerly 50 feet to the north line of Lot No. 59; thence with the line between Lots Nos. 64 and 59, easterly 9 feet to the corner of Lots Nos. 49, 50, 59, and 64; thence with the line between Lots Nos. 50 and 59, southwesterly 50.4 feet to the corner of said lots and of Lots Nos. 51 and 58; thence with the line between Lots Nos. 58 and 59, northwesterly 92.6 feet to the margin of Davis Avenue; thence with the margin of the same northerly, around a slight curve, 108 feet to the beginning.
Being the same property conveyed to Silas L. Mastin and wife, Ossie W. Mastin, by deed from James E. Cunningham and wife, of record in Book 1643, page 387, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1194, page 272, and in Book 1194, page 273, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Gordon N. Brown and wife, Ettie O. Brown, their heirs and assigns, forever.

And we do covenant with the said Gordon N. Brown and wife, Ettie O. 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-above set out.
And we, Silas L. Mastin and wife, Ossie W. Mastin, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gordon N. Brown and wife, Ettie O. Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of August, 1949

Silas L Mastin

Ossie W. Mastin

STATE OF TENNESSEE
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, the within named Silas L. Mastin and wife, Ossie W. Mastin

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 4th day of August, 1949.

Commission expires 4-19-53

J. Chalbreath
Notary Public

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