K 1788

WARRANTY DEED

For and in consideration of the sum of .....FIVE & NO/100ths..... .....($5.00)..... **DOLLARS**

cash in hand, paid by Beatrice Dale, and other good and valuable considerations, receipt of which is hereby acknowledged.

We, Aaron B. Brown, Sr. and wife, Theona M. Brown **have bargained and sold, and by these presents do transfer and convey unto the said** .....BEATRICE DALE..... her **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 parts of Lots Nos. 3 and 4 on the Map showing Olivia W. Sharpe's Second Addition to Nashville, as of record in Book 421, page 176, Register's Office for said County, described as follows:

Beginning on the southerly margin of Eastland Avenue at the northwest corner of the property conveyed to J. T. McClellan, Jr., et al., Trustees, by deed from Constance Cunningham, of record in Book 1537, page 521, said Register's Office; thence with their westerly line southwardly 204.8 feet, more or less, to the northerly margin of an alley; thence with said alley westwardly 75.3 feet, more or less, to the southeast corner of the property conveyed to James O. Nash and wife, by deed from Carl Cunningham and wife, of record in Book 1494, page 313, said Register's Office; thence with Nash's easterly line northwardly 202.5 feet, more or less, to the southerly margin of Eastland Avenue; thence with said Avenue eastwardly 75 feet, more or less, to the beginning.

Being the same property conveyed to Aaron B. Brown, Sr. and wife, Theona M. Brown, by deed from Carl Cunningham and wife, of record in Book 1371, page 311, said Register's Office.

1950 taxes to be paid by purchaser.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said .....BEATRICE DALE..... her **heirs and assigns, forever.**

And we **do covenant with the said** .....BEATRICE DALE..... **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, AARON B. BROWN, SR. and wife, THEONA M. BROWN, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** .....BEATRICE DALE..... her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand**s **this** 7th **day of** February, **19** 50



Aaron B. Brown, Sr.

Theona M. Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me Louise Lowell, **a Notary Public in and for said County and State, the within named** ~~AARON B. BROWN, SR.~~ **and wife,** THEONA M. BROWN

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 8 **day of** February, **19** 50

Commission expires July 11, 1953

Louise Lowell
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN. LOUISE SOWELL

FOSTER & WEBBER CO., NASHVILLE

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