K 1938

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 -

- - - - - - - - - - - - - - - - FIVE AND NO/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by James P. Garrett and wife, Betty H. Garrett, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Westbrook Homes, Inc., a Tennessee corporation, has

bargained and sold, and by these presents does transfer and convey unto the said James P. Garrett and wife, Betty H. Garrett,

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

Being Lot No. 14 and the westerly 21 feet of Lot No. 13, Block "J", on the Map of Broadmoor, Section Two, as of record in Book 547, page 174, Register's Office for said County.

Said lot and part of lot adjoin and front together 71 feet on the southerly side of Solley Drive and run back between lines, 151.03 feet on the easterly line of said part of Lot 13, and 150.4 feet on the westerly line of Lot 14, along the easterly margin of Lindell Street, to a dead line in the rear, measuring 71 feet thereon.

Being part of the property conveyed to Westbrook Homes, Inc., by deed from Homesites, Inc., of record in Book 1847, page 389, said Register's Office.

This conveyance is made subject to restrictions of record in Book 723, page 616, in Book 735, page 41, in Book 722, page 509, in Book 840, page 289, in Book 881, page 277, in Book 1072, page 566, and in Book 1082, page 304, Register's Office for Davidson County, Tennessee.

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 P. Garrett and wife, Betty H. Garrett, their heirs and assigns, forever.

And Westbrook Homes, Inc., does covenant with the said James P. Garrett and wife, Betty H. Garrett, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except taxes for 1951 which are assumed by the Grantees herein.

And Westbrook Homes, Inc., does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James P. Garrett and wife, Betty H. Garrett, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Westbrook Homes, Inc., has caused this instrument to be executed by its duly authorized officers on this the first day of January, 1951.

ATTEST: WESTBROOK HOMES, INC.

By: M. L. Sharp By: J. R. Sharp
Secretary President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, a Notary Public in and for said County and State, the within named ________

the bargainor____, with whom I am personally acquainted, and who acknowledged that ________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ________, Tennessee, this ____ day of ________, 19____.

Commission expires ________

Notary Public

G 613