WARRANTY DEED Form 101 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 9250.00 -

- - - - - - - NINE THOUSAND TWO HUNDRED FIFTY AND NO/100 - - - - - - - - - **DOLLARS**

cash in hand paid by James F. Buchanan, Sr., and wife, Louise A. Buchanan, the receipt of which is hereby acknowledged,

Westbrook Homes, Inc., a Tennessee corporation, has

[redacted] **bargained and sold, and by these presents** do/es **transfer and convey unto the said** James F. Buchanan, Sr., and wife, Louise A. Buchanan,

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. 4 on the Map of Lindell Heights Subdivision, of record in Book 1835, page 14, Register's Office for said County.

Said Lot No. 4 fronts 86 feet on the westerly side of Grinstead Place and runs back between parallel lines 150 feet to the easterly right-of-way of the N. C. & St. L. Railroad.

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 1786, page 389, and in Book 1876, page 156, 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 F. Buchanan, Sr., and wife, Louise A. Buchanan, their heirs and assigns, forever.

And Westbrook Homes, Inc., / does [redacted] covenant with the said James F. Buchanan, Sr., and wife, Louise A. Buchanan, that it is lawfully seized and possessed of said land in fee simple; [redacted] 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 [redacted] further covenant and bind itself, its/ successors [redacted] and representatives, to warrant and forever defend the title to the said land to the said James F. Buchanan, Sr., and wife, Louise A. Buchanan, 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 [redacted] by its duly authorized officers on this the first day of February, 1951.

ATTEST: WESTBROOK HOMES, INC.

By: [illegible] Secretary By: J M Sharpe 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