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

For and in consideration of the sum of $ 10,000.00 - - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - TEN THOUSAND AND NO/100 - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Albert B. Seay, 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** Albert B. Seay, unmarried,

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

Being Lot No. 11 and the easterly 12 feet of Lot No. 12, of Block "J", on the Map of Broadmoor, Section 2, as of record in Book 547, page 174, Register's Office for said County.

Said lot and part of lot adjoin and front together 67 feet on the southerly side of Solley Drive and run back 152 feet on the easterly line and 151.5 feet more or less on the westerly line, to a dead line in the rear, measuring 67 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 1165, page 555, and in Book 735, page 124, 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 Albert B. Seay, his **heirs and assigns, forever.**

And Westbrook Homes, Inc., / does [redacted] **covenant with the said** Albert B. Seay, **that** it is **lawfully seized and possessed of said land in fee simple;** has [redacted] **a good right to convey it, and the same is unencumbered,** except taxes for 1951 which have been prorated and assumed by the Grantee 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** Albert B. Seay, his **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 March, 1951.

ATTEST: WESTBROOK HOMES, INC.

By: M. F. Sharp, Secretary By: J. R. Sharp, 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

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