K 2032

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 1.00 ----------

----One and No/100---------- DOLLARS

Cash in hand, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, John H. Richardson and wife, Nell G Richardson have bargained and sold, and by these presents do transfer and convey unto the said Shirley M. Brown and wife Evelyn M. Brown their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Lot No . 97 of Block "B" of the Plan of Marthonna, not of record, describe according to a survey made by J.A. Mefford, Surveyor, December ,1937, Located in the 11th, formerly 19th, Civil Distict of Davidson County, Tennessee.

Said Lot No. 97 fronts 25 feet on the easterly side of Marthonna Road West, and run back between parallel lines in an easterly direction 420 feet to a dead line, being 25 feet there on . The southwest corner of said lot is 375 feet North from the north line of Marthonna Road South as measured along the easterly side of Marthonna Road West .

Being part of the same property conveyed by Warranty Deed to John H. Richardson and wife , Nell G. richardson, from Cumberland Developement Company, W.L. Hailey, president, as of record in Book 1560, page 150, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in an instrument of record in Book 1135, Page 313, and an additional set of restrictions of record in Book 1140, Page 99, Register's Office of 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 Shirley M. Brown and wife Evelyn M. Brown their heirs and assigns, forever.

And We do covenant with the said Shirley M. Brown and wife Evelyn M. 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.

And We, John H. Richardson and wife , Nell G. Richardson do further covenant and bind ourselves heirs and representatives, to warrant and forever defend the title to the said land to the said Shirley M. Brown and wife , Evelyn M. Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26 day of September, 1951.

John H. Richardson

Nell G. Richardson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, J.A. Walden, a Notary Public in and for said County and State, the within named John H. Richardson and wife, Nell G. Richardson, the bargainor, 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 Madison, Tennessee, this 26 day of September 1951.

J.A. Walden
Notary Public

Commission expires

G 255