2135

For and in consideration of the sum of —($2,500.00) —— Twenty-five Hundred and No/100 —

DOLLARS

The receipt of which is hereby acknowledged, in full, paid by cash

We, William J. McAnn and wife, Elva C. McAnn

have bargained and sold, and by these presents do transfer and convey unto the said Kenneth Harding Brown and wife, Norma D. Brown

their **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 Lot No. 174 on the map of Glencliff Estates, Section Three, of Record in Book 1424, Page 1, Register's Office, Davidson County, Tennessee.

Said lot No 174 fronts 115 feet on the easterly side of Winthorne Drive and runs back between lines 345.6 feet on the northerly side and 365.4 feet on the southerly side to a dead line and measures 125 feet thereon.

Being the same property as last conveyed to William J. McAnn and wife, Elva C. McAnn, by deed from Leonard C. Smith and wife, Lula Young Smith, of record in Book 1912, Page 36, Register's Office, 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 Kenneth Harding Brown and wife, Norma D. Brown their **heirs and assigns, forever.**

And we **do covenant with the said** Kenneth Harding Brown and wife, Norma D. 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, William J. McAnn and wife, Elva C. McAnn **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Kenneth Harding Brown and wife, Norma D. Brown their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 12th **day of** February, 19 53.

William J. McAnn

Elva C. McAnn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible] **a Notary Public in and for said County and State, the within named** William J. McAnn and Elva C. McAnn

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 office, this 12th **day of** [illegible], 19 53

Commission expires [illegible]

Notary Public

FOSTER & PARKES CO., NASHVILLE

90365

WARRANTY DEED

FROM
William J. McAnn and wife,
Elva C. McAnn

TO
Kenneth Harding Brown and wife,
Norma D. Brown

Prepared by
Nashville, Tenn.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 18 day of FEB 1953 at 10:56 o'clock
Noted in Book 29 Page 456
Recording Fee 2.50
Recorded in Book Page
JAMES E. WILSON, Register
By [illegible]

The Guaranty Title Co.

Form 102 - A

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