K 2140

For and in consideration of the sum of three thousand two hundred ninety-eight and 98/100 ($3,298.98)********** DOLLARS cash in hand paid and the assumption of payments of the balance of seven thousand two hundred one and 02/100 ($7,201.02) dollars, Deed of Trust, of record Book 1413, page 230, R.O.D.C., as amended and corrected by Deed of Trust of Record, Book 1159, page 558, R.O.D.C.

We, Manous R. Bracey, Jr. and wife, Mary D. Patton Bracey

have bargained and sold, and by these presents do transfer and convey unto the said Louis D. Powell, and wife, Eloise Powell,

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. 30 on the plan of Birdhaven, as of record in Book 1130, page 30, Register's Office for Davidson County.

Said Lot No. 30 fronts 60.57 feet on the northerly side of Shackleford Road and runs back 181.3 feet on the easterly line and 174 feet on the westerly line to the southerly line of Lot No. 9, measuring 60 feet thereon.

Being the same property conveyed to Manous R. Bracey, Jr., et ux by Howard E. Marlin et ux as of record in Book 1417, page 228, Register's Office for Davidson County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Louis D. Powell, and wife, Eloise Powell, their heirs and assigns, forever.

And we do covenant with the said Louis D. Powell, and wife, Eloise Powell 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, except as herein above stated.

And we, Manous R. Bracey, Jr. and wife, Mary D. Patton Bracey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis D. Powell, and wife, Eloise Powell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of April, 1953

Manous R. Bracey

Mary D. Patton Bracey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Blanche D. Tarkington, a Notary Public in and for said County and State, the within named Manous R. Bracey, Jr. and wife, Mary D. Patton Bracey

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 office, this 2nd day of April, 1953

Commission expires July 6, 1954.

Blanche D. Tarkington
Notary Public

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WARRANTY DEED

FROM Manous R. Bracey, Jr. and Mary D. Patton Bracey

TO Louis D. Powell and Eloise Powell

95206

STATE OF TENNESSEE
DAVIDSON CO.

Received for Record APR 2 1953 at 1:30 P.M. and recorded in Book 1413 Page 353

JAMES P. WILSON, Register

By [illegible] D.C.

RECORDING FEE 1.80

Tax Paid 7.20

Register's Fee 1.00

Total 8.20

Lin Pitts Title Co.

G 618