K 2145

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - $10.00 - - - - -
- - - - - - - - - - - - - - Ten & 00/100 - - - - - - - - - - - **DOLLARS**
cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, including the assumption of deed of trust of record in Book 1901, page 567, R.O.D.C., Tennessee, in the original principal sum of $8,950.00, we, Bruce L. Peak, Jr. et ux Marion Peak **have bargained and sold, and by these presents do transfer and convey unto the said** Bertha Gentry Brooks her **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 31 on the Map of Dugger Heights, No. 2, as of record in Book 1424, page 135, Register's Office for said county, and described as follows:
BEGINNING at a point in the easterly margin of Dugger Drive at the common corner of Lots 30 and 31; thence easterly along the line between said lots 117.6 feet to the corner of Lots 29 and 30; thence southeasterly along the line between Lots 28, 29, 30 and 31, 121.8 feet to an inner corner of Lots 28 and 31; thence southerly along the rear line of Lot 31, 9.75 feet to the corner of Lots 31 and 32; thence westerly with the line between said lots 213.8 feet to the easterly margin of Dugger Drive; thence northerly along said drive 85 feet to the beginning.

BEING the same property conveyed to Bruce L. Peak, Jr. and wife, Marion D. Peak, by deed from Harwood Homes, Inc., of record in Book 1909, page 249, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bertha Gentry Brooks her **heirs and assigns, forever.**

And we **do covenant with the said** Bertha Gentry Brooks **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,** exoept as set out herein.

And we, Bruce L. Peak, Jr. and wife, Marion D. Peak **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Bertha Gentry Brooks her **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 7th **day of** May, 19 53

Bruce L. Peak

Marion D. Peak

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mrs. Hilman Barnard, **a Notary Public in and for said County and State, the within named** Bruce L. Peak, Jr. and wife, Marion D. Peak

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 7th **day of** May, 19 53

Commission expires January 23, 1957

Mrs Hilman Barnard
Notary Public

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