2146

For and in consideration of the sum of $ $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, receipt of which is hereby acknowledged, we Charlie Brooks, Jr., and wife, Sheller B. Brooks,

have bargained and sold, and by these presents do transfer and convey unto the said William Bailey Brown and Harriett Hoffman Brown, 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. 2 on the Plan of Nanearle Acres, as of record in Book 1424, page 77, Register's Office for said County, described as follows Beginning at a point in the west margin of Franklin Pike at the corner of lots 2 and 3 as shown on said plan; thence westwardly with the line between said two lots 480 feet to a point in the easterly line of lot No. 4; thence northwardly with the line between lots Nos. 2 and 4, 185 feet to a point in the south margin of Nanearle Drive; thence with the margin of the same eastwardly 460 feet to the beginning of a curve; thence southeastwardly around said curve 31.4 feet to a point in the west margin of Franklin Pike; thence southwardly with the margin of the same 165 feet to the beginning. Being the same property conveyed to Charlie Brooks, Jr., and wife, Sheller B. Brooks by deed from Cecile N. Cox, of record in Book 1554, page 327, said Register's Office. SUBJECT to restrictive covenants of record in Book 1554, page 327; and plan of record in Book 1424, page 77, 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 William Bailey Brown and wife, Harriett Hoffman Brown, their heirs and assigns, forever.

And we do covenant with the said William Bailey Brown and wife, Harriett Hoffman 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. except 1953 taxes which have been prorated and assumed by purchasers.

And we, Charlie Brooks, Jr., and wife, Sheller B. Brooks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William Bailey Brown and wife, Harriett Hoffman Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15 day of May, 19 53.

Charlie Brooks Jr.

Sheller B Brooks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frances T. Sperry, a Notary Public in and for said County and State, the within named Charlie Brooks, Jr., and Sheller B. Brooks

the bargainor s, 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 Nashville, Tennessee, this 15th day of May, 19 53.

Commission expires Oct. 11, 1953

Frances T. Sperry
Notary Public

WARRANTY DEED

FROM
Charlies Brooks Jr et ux

95746

TO
Wm. Bailey Brown et ux

please put in Doug Smith's Box
Att- 1424

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAY 22 1953
at 2:46 P.M. and recorded in Book 2146 Page 274
Recording Fee $1.00
JAMES P. WILSON, Register
By Dep. Reg.

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