K 2274

For and in consideration of the sum of $ 10.00

- - - - - - - - - - - - - - - -TEN AND NO/100 - - - - - - - - - - - - - - - - -DOLLARS

cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein, assume and agree to pay the remaining unpaid balance of a note in the original amount of $6,500.00, dated July 3, 1953, executed by the grantors herein, payable to Life & Casualty Insurance Company of Tennessee, with interest, both principal and interest payable in monthly installments as set out therein, and secured by a deed of trust of record in Book 2207, page 135, Register's Office for Davidson County, Tennessee,

we, Hubert Brown, Jr. and wife, Mildred B. Brown,
have bargained and sold, and by these presents do transfer and convey unto the said
MARVIN C. BARNES and wife, ANNIE MAE POTEETE BARNES, 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. 44 on the Map of Sterling Heights, Section 2, of record in Book 1424, page 104, Register's Office for said County.
Said Lot No. 44 fronts 80 feet on the south side of Elberta Street and runs back between parallel lines, 150 feet to a dead line.
Being the same property conveyed to Hubert Brown, Jr. and wife, Mildred B. Brown, by deed from Jewel Dean Keith Kennedy and husband, of record in Book 2152, page 37, Register's Office for said County.

The above described property is conveyed subject to restrictive covenants of record in Book 1725, page 21, Register's Office for said 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 Marvin C. Barnes and wife, Annie Mae Poteete Barnes, their heirs and assigns, forever.

And we do covenant with the said Marvin C. Barnes and wife, Annie Mae Poteete Barnes 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 hereinabove set out, and by 1954 taxes which the grantees herein assume and agree to pay.

And we, Hubert Brown, Jr. and wife, Mildred B. Brown
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Marvin C. Barnes and wife, Annie Mae Poteete Barnes, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of April, 1954.

Hubert Brown Jr
Hubert Brown, Jr.
Mildred B. Brown
Mildred B. Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Hubert Brown, Jr. and wife, Mildred B. Brown
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 Nashville, Tennessee, this 15th day of April, 1954.

Commission Expires July 15th, 1956.

Jno. C. Jeffords
Notary Public, State-At-Large

WARRANTY DEED
0-93938 dh
FROM HUBERT BROWN, JR. ET UX
TO MARVIN C. BARNES ET UX
REGISTER'S OFFICE
RECEIVED FOR RECORD APR 15 1954
RECORDED IN BOOK 2274 PAGE 607
REGISTER'S FEE $ 1.00
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

PG 607