K 2275

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Oscar H. Mason and wife, Dorothy Mason,

have bargained and sold, and by these presents do transfer and convey unto the said Charles Arthur Brown and wife, Ruby Barnhill 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. 82 on the plan of Southlake, Section 1, as of record in book 2083, page 58, Register's Office for said County, described as follows:

Beginning on the easterly margin of Holbrook Drive at the corner of lots Nos. 81 and 82; thence with the line between said two lots, eastwardly 142.1 feet; thence south 2 degrees 35' west 89 feet to the northerly margin of Elkmont Drive; thence with same, westwardly 117.5 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 39.27 feet to the easterly margin of Holbrook Drive; thence with same, northwardly 64 feet to the beginning.

Being part of the property conveyed to Oscar H. Mason by deed from Mid South Developers, Inc., of record in book 2203, page 437, said Register's Office.

This conveyance is made subject to restrictions of record in book 2196, page 350, R.O. D. C, Tennessee, and easement for public utility purposes, temporary turnaround, building setback lines and conditions of owners certificate, as shown on plan in book 2083, page 58, R. O. D. C. 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 Charles Arthur Brown and wife, Ruby Barnhill Brown, their heirs and assigns, forever.

And we do covenant with the said Charles Arthur Brown and wife, Ruby Barnhill 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, Oscar H. Mason and wife, Dorothy Mason, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles Arthur Brown and wife, Ruby Barnhill Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 20th day of April, 19 54.

Oscar H Mason

Dorothy Mason

STATE OF TENNESSEE
Davidson County

Personally appeared before me, HUGH J. BRADLEY, a Notary Public in and for said County and State, the within named Oscar H. Mason and Dorothy Mason

the bargainors, 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 20TH day of April, 19 54.

Hugh J. Bradley
Notary Public

Commission expires April 5, 1955.

HUGH J. BRADLEY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G 537