K 2296

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $4,750.00 -

Four Thousand Seven Hundred Fifty and No/100 - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Mrs. Mayme Briley, a widow, the receipt of which is hereby acknowledged, we

ESTELLE BRIELMAIRE, MARY BRIELMAIRE, EDITH BRIELMAIRE (unmarried), EDWARD BRIELMAIRE, AND SARA FRANCES (Mrs. W. L.) LEWIS, being the only heirs at law of Mrs. Edith Blair Brielmaire,

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Mayme Briley, a widow

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 102 of Block 3 on the Plan of Charlotte Park Company's First Addition to Nashville as of record in Book 57, page 103, Register's Office for said County. Said Lot 102 fronts 61 feet on the southerly side of 2nd Avenue, now Elkins Avenue, and runs back between parallel lines, with the westerly margin of First Street, now 42nd Avenue North, 180 feet to an alley.
Being the same property conveyed to Frank Brielmair and wife, Edith Blair Brielmair, by deed from M. H. Moore and wife, of record in Book 380, page 391, said Register's Office, the said Frank Brielmair (or Brielmaire) and wife, Edith Blair Brielmair (Brielmaire) having since died.

Mrs. Ann Byrd Brielmaire and W. L. Lewis join in to convey any interest that they may have in the within described property by reason of marital rights.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mrs. Mayme Briley

her heirs and assigns, forever.

And we do covenant with the said Mrs. Mayme Briley

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 1954 State and County taxes which have been prorated and are hereby assumed by the purchaser.
And we, Estelle Brielmaire, Mary Brielmaire, Edith Brielmaire, Edward Brielmaire, and Sara Frances (Mrs. W. L.) Lewis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Mayme Briley

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of September, 1954.

Estelle Brielmaire
Mary Brielmaire
Edith Brielmaire
Edward Brielmaire
Sara Frances (Mrs. W. L.) Lewis
Mrs. Ann Byrd Brielmaire
W. L. Lewis

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Geo. H. Cate, a Notary Public in and for said County and State, the within named Estelle Brielmaire, Mary Brielmaire, Edith Brielmaire, Edward Brielmaire, Sara Frances (Mrs. W. L.) Lewis, Mrs. Ann Byrd Brielmaire, and W. L. Lewis

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 2nd day of September, 1954.

Geo. H. Cate
Notary Public

Commission expires March 2, 1955
My Commission Expires July. 22, 1957

G 591