K 2297

**For and in consideration of the sum of** Eight Thousand and No/100 ----------

----------($8,000.00) ----------**DOLLARS**

Cash in hand paid by Alfred J. Brown, Jr. and wife, Florence Pearl Brown, the receipt of which is hereby acknowledged, we,

James E. Petre and wife, Josephine Petre

**have bargained and sold, and by these presents do transfer and convey unto the said** Alfred J. Brown, Jr. and wife, Florence Pearl 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. 1 on the Map of Petre Place, as of record in Book 2083, page 10[illegible], Register's Office for Davidson County, Tennessee.

Said Lot No. 1 begins at a point in the easterly margin of Tucker Road; thence northerly 123.5 feet along said road to a point, the beginning of a curve; thence [illegible] feet around said curve, having a radius of 2[illegible] feet, to a point in the southerly margin of St. Mary's Lane; thence easterly 1[illegible]8.2 feet along said lane to a point, the common front corner of Lots Nos. 1 and 2; thence southerly 1[illegible]9.7 feet to a point, the common rear corner of Lots Nos. 1 and 2; thence westerly 1[illegible]5 feet to the point of beginning.

Being a part of the property conveyed to James E. Petre and wife, Josephine Petre by warranty deed from D. A. Wheatley and wife, Susie Wheatley, as of record in Book 2040, page 327, 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** Alfred J. Brown, Jr. and wife, Florence Pearl Brown their heirs and assigns, forever.

**And** we **do covenant with the said** Alfred J. Brown, Jr. and wife, Florence Pearl 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 1[illegible] taxes which have been prorated and are hereby assumed by the purchasers.

**And** we, James E. Petre and wife, Josephine Petre **do further covenant and bind** ourselves, our heirs and representatives, to warrant and forever **defend the title to the said land to the said** Alfred J. Brown, Jr. and wife, Florence Pearl Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

**Witness** our hands this 28th day of August, 19[illegible]

James E. Petre

Josephine Petre

**STATE OF TENNESSEE**
**Davidson County**

**Personally appeared before me,** C. G. Jones, **a Notary Public in and for said County and State, the within named** James E. Petre and wife, Josephine Petre

**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 office, this** 28th **day of** August, 19[illegible]

C. G. Jones

**Commission expires** July 6, 1955 **C. G. Jones, Notary Public**

WARRANTY DEED

FROM 21045

JAMES E. PETRE AND WIFE, JOSEPHINE PETRE

TO

ALFRED J. BROWN, JR. AND WIFE, FLORENCE PEARL BROWN

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10[illegible] day
SEP 9:44 A.M. 1954
Book 2297 Page 61
Fee in Book $1.00
Recording Fee $1.00
Total $2.00
WM. R. OLSON, Register

8000

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