K 2303

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - ($1.00) - - - - -

One and No/100 - DOLLARS

Cash in hand paid by Louis S. Brandt and wife, Fannie J. Brandt, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged,

we, James Vanious Neal and wife, Marjorie Rhea Neal, have bargained and sold, and by these presents do transfer and convey unto the said Louis S. Brandt and wife, Fannie J. Brandt, 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, to-wit:- Being the southerly 43-3/4 feet of Lot No. 100 and the northerly 16½ feet of Lot No. 101 in the Barrow Grove Addition to the City of Nashville, of record book "S", page 279, Register's Office for said County.

Said parts of Lots 100 and 101 front together 60 feet on the westerly side of Fifth Avenue South, formerly Summer Street, and extend back between parallel lines 210 feet to an alley.

Being the same property conveyed to James Vanious Neal and wife, Marjorie Rhea Neal, by deed from William Aubrey Turner and wife, of record in Book 1882, page 387, 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 Louis S. Brandt and wife, Fannie J. Brandt, their heirs and assigns, forever.

And we do covenant with the said Louis S. Brandt and wife, Fannie J. Brandt 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 for current taxes, which are prorated this date and assumed by the grantees herein.

And we, James Vanious Neal and wife, Marjorie Rhea Neal, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Louis S. Brandt and wife, Fannie J. Brandt, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of October, 19 54.

James Vanious Neal

Marjorie Rhea Neal

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