K 2304

WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

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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 assume and agree to pay the remaining unpaid balances of two notes dated April 1, 1949, executed by Walter Clower Thomas and wife, payable to Commerce Union Bank, with interest, both principal and interest payable in monthly installments as set out therein; the first note being in the original amount of $8,600.00, and secured by a deed of trust of record in Book 1700, page 559, Register's Office for Davidson County, Tennessee; and the other note being in the original amount of $2,200.00, and secured by a deed of trust of record in Book 1700, page 575, said Register's Office; both of the above notes having been assigned to Dry Dock Savings Bank, by an instrument of record in Book 2058, page 14, said Register's Office,

we, H. G. Braziel and wife, Eula Braziel,

have bargained and sold, and by these presents do transfer and convey unto the said GEORGE W. LINSELL, Jr. and wife, MARGARET ELIZABETH LINSELL, 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. 75 on the Plan of Rolling Acres, as of record in Book 1130, page 34, Register's Office for said County.
Said Lot No. 75 fronts 75 feet on the westerly side of Skyview Drive and runs back 174.2 feet on the northerly line and 174.2 feet on the southerly line, to a dead line in the rear, measuring 76.12 feet thereon.
Being the same property conveyed to H. G. Braziel and wife, Eula Braziel, by deed from Bruce W. Briggs and wife, of record in Book 2[illegible], page [illegible], said Register's Office.

The above described property is hereby made subject to restrictions and easements of record in Book 1130, page 149, and Book 1[illegible], page [illegible], 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 George W. Linsell, Jr. and wife, Margaret Elizabeth Linsell, their heirs and assigns, forever.

And we do covenant with the said George W. Linsell, Jr. and wife, Margaret Elizabeth Linsell 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 to the above set out.
And we, H. G. Braziel and wife, Eula Braziel,
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George W. Linsell, Jr. and wife, Margaret Elizabeth Linsell, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of October, 19 58.

H. G. Braziel
H. G. Braziel

Eula Braziel
Eula Braziel

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary Whitaker, a Notary Public in and for said County and State, the within named H. G. Braziel and wife, Eula Braziel

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 Nashville, Tennessee, this 18 day of November, 19 58.

Commission expires Apr. 23, 1958

Mary Whitaker
Notary Public

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