K 2340

For and in consideration of the sum of $ 10.00

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

Cash in hand paid by James W. Brooks and wife, Helen A. Brooks, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Emmett N. Kennon, Jr. and wife, Rose S. Kennon,

have bargained and sold, and by these presents do transfer and convey unto the said James W. Brooks and wife, Helen A. Brooks

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. 3 on the Map of Burchett's Subdivision, as of record in Book 2083, page 36, Register's Office for said County.
Said Lot No. 3 fronts 150 feet on the southerly side of Alder Drive and runs back 310.5 feet on the easterly line and 310.7 feet on the westerly line, to a dead line, measuring 150 feet thereon.
Being part of the property conveyed to Emmett N. Kennon, Jr. and wife, Rose S. Kennon, by deed from Edward E. Burchett and wife, of record in Book 2300, page 301, said Register's Office.
This conveyance is subject to restriction covenants, easements and setback lines of record in book 2141, page 337 and book 2083, page 36, Register's Office for said County.
1955 Taxes have been pro-rated and assumed by the grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Brooks and wife, Helen A. Brooks their heirs and assigns, forever.

And we do covenant with the said James W. Brooks and wife, Helen A. Brooks 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, Emmett N. Kennon, Jr. and wife, Rose S. Kennon do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said James W. Brooks and wife, Helen A. Brooks, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 25 day of January, 1955.

Emmett N. Kennon, Jr.

Rose S. Kennon

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Rae J Kenn, a Notary Public in and for said County and State, the within named Emmett N. Kennon, Jr. and wife, Rose S. Kennon

the bargainor, 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 25th day of January, 1955

Commission expires April 22, 1958

Rae J Kenn
Notary Public

16496

WARRANTY DEED

FROM EMMETT N. KENNON, JR. AND WIFE, ROSE S. KENNON

TO JAMES W. BROOKS AND WIFE, HELEN A. BROOKS

4583

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JAN 28 1955
at 1:00 o'clock P.M. and recorded in Book 2300 Page 301
Register

$2.00

TENN. TITLE INSURANCE COMPANY

DOCUMENTARY UNITED STATES INTERNAL REVENUE 2 TWO DOLLARS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 TEN DOLLARS

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 TEN DOLLARS

G 603