BK 2438

WARRANTY DEED

For and in consideration of the sum of Two Thousand Five Hundred and No/100 - $2,500.00 - - - - - - - - - - DOLLARS

Cash in hand paid by Milton R. Sowell and wife, Dorothy P. Sowell, the receipt of which is hereby acknowledged, I,

James R. Pearigen, Jr., Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Milton R. Sowell and wife, Dorothy P. Sowell 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. 176 on the Map of Brook Meade Subdivision, Section V, of record in Book 2133, page 102, Register's Office for said County.

Said lot fronts 119 feet on the north side of Bresslyn Road and runs back 312.2 feet on the easterly line and 397 feet on the westerly line, to a dead line, on which it measures 146 feet.

Being part of the property conveyed to James R. Pearigen, Jr., Trustee, by deed from Brookmeade Subdivision, Inc., of record in Book 2396, page 479, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2291, page 87, Register's Office for Davidson County, Tennessee, and the plan of record in Book 2133, page 102, said Register's Office, which shows a 60 foot set-back line from Bresslyn Road, and a 10-foot easement along the north rear line for public utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Milton R. Sowell and wife, Dorothy P. Sowell their heirs and assigns, forever.

And I do covenant with the said Milton R. Sowell and wife, Dorothy P. Sowell that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1955 taxes which have been prorated, and are hereby assumed by the purchasers.

And I, James R. Pearigen, Jr., Trustee do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the said Milton R. Sowell and wife, Dorothy P. Sowell their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 27th day of June, 1955

James R. Pearigen, Jr., Trustee

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, O. G. Jones, a Notary Public in and for said County and State, the within named James R. Pearigen, Jr., Trustee

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 27th day of June, 1955.

My Commission expires May 11, 1959

O. G. Jones

O. G. Jones, Notary Public

NOTARY PUBLIC

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