K 2482

For and in consideration of the sum of Nine Thousand Eight Hundred Fifty and No/100 -------- ---------$9,850.00---------- DOLLARS

Cash in hand paid by James Marion Brown and wife, Barbara C. Brown, the receipt of which is hereby acknowledged, we,

Sam B. Langham, Jr. and wife, Martha H. Langham

have bargained and sold, and by these presents do transfer and convey unto the said James Marion Brown and wife, Barbara C. Brown

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. 107 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County. Said Lot No. 107 fronts 60 feet on the northerly side of Mercury Drive, and runs back between parallel lines, 175 feet to a dead line.
Being the same property conveyed to Sam B. Langham, Jr., and wife, Martha H. Langham, by deed from M. & M. Homes, Inc., of record in Book 1780, page 25, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 1682, page 1, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 1424, page 92, said Register's Office, which shows a 60 foot building setback line from Mercury Drive, and a 10 foot easement along the rear of the lot 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 James Marion Brown and wife, Barbara C. Brown their heirs and assigns, forever.

And we do covenant with the said James Marion Brown and wife, Barbara C. 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.

And we, Sam B. Langham, Jr. and wife, Martha H. Langham 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 Marion Brown and wife, Barbara C. Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of November, 1955

Sam B. Langham Jr.

Martha H. Langham

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 Sam B. Langham, Jr. and wife, Martha H. Langham

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 office, this 11th day of November, 1955

My commission expires May 11, 1959

O. G. Jones
Notary Public

WARRANTY DEED

FROM

SAM B. LANGHAM, JR. AND WIFE,

MARTHA H. LANGHAM

TO

78334

JAMES MARION BROWN AND WIFE,

BARBARA C. BROWN

WARRANTY DEED TO BE WHEN RECORDED

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day
of NOV A.D. 1955
at 2:07 o'clock P.M.
Noted in Book 85 Page 184
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By O. Lucas Dpt. Reg.

Company

PG 461