K 2486

WARRANTY DEED Form 1003 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

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 herein assume and agree to pay the remaining unpaid balance of $7,518.01, of a note in the original amount of $8,200.00, dated March 4, 1953, executed by the grantors herein, payable to the order of Guaranty Mortgage Company, of Nashville, with interest at 4% per annum, both principal and interest payable $43.30 monthly, and secured by a deed of trust of record in Book 2168, page 449, Register's Office for Davidson County, Tennessee,

we, Albert Lawrence Friedmann and wife, Lona Mai Friedmann,

have bargained and sold, and by these presents do transfer and convey unto the said Horace Kenneth Brown and wife, Ruby Mai Brown, 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. 4 of Block "B" on the Map of Nashville Trust Company's Subdivision of the Shryer Property, of record in Book 843, page 25, Register's Office for said County.
Said Lot No. 4 fronts 53 feet on the north side of Seymour Avenue and runs back between parallel lines 200 feet to a dead line.
Being the same property conveyed to Albert Lawrence Friedmann by deed from Norris H. Simpson and wife, of record in Book 2137, page 477, and by deed from Lona Mai Friedmann, of record in Book 2282, page 47, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1129, page 254, as amended by instrument of record in Book 1133, page 613, 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 Horace Kenneth Brown and wife, Ruby Mai Brown, their

heirs and assigns, forever.

And we do covenant with the said grantees 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 by the deed of trust as shown above.

And we, the grantors herein,

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 22nd day of December, 19 55

Albert Lawrence Friedmann — Albert Lawrence Friedmann

Lona Mai Friedmann — Lona Mai Friedmann

STATE OF TENNESSEE
Davidson County

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Albert Lawrence Friedmann and wife, Lona Mai Friedmann

the bargainor s 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 23rd day of December, 19 55

My Commission Expires April 23, 1958

L. D. Richards
Notary Public

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