K 2536

WARRANTY DEED

For and in consideration of the sum of TWELVE THOUSAND NINE HUNDRED AND NO/100 ---------- ----------($12,900.00)----------**DOLLARS**
Cash in hand paid by James M. Ward and wife, Mildred S. Ward the receipt of which is hereby acknowledged, we

Fred H. Brown and wife, Gertrude Brown

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James M. Ward and wife, Mildred S. Ward

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. 38 on the Plan of Donelson Hills Subdivision of record in book 2331, page 22, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Dearborn Drive at the common corner of Lots No. 38 and 39; thence northerly 135 feet to the beginning of a curve; thence around the curve 31.42 feet to a point on Guaranty Drive; thence easterly along the margin of Guaranty Drive 177.2 feet to a point; thence southerly 149.3 feet to a point; thence westerly 173.2 feet to the beginning.

Being a part of the same property conveyed to Fred H. Brown and wife, Gertrude Brown, by deed from Herschel Greer, et al, of record in Book 2438 page 320, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines applicable to the above described property.

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 M. Ward and wife, Mildred S. Ward

their **heirs and assigns, forever.**

And we **do covenant with the said** James M. Ward and wife, Mildred S. Ward

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 1956 taxes which have been prorated and are hereby assumed by the purchasers.

And we, Fred H. Brown and wife, Gertrude Brown

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 M. Ward and wife, Mildred S. Ward

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

Witness our **hand** s **this** 16th **day of** April **,19** 56

Fred H. Brown

Gertrude Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Temison **, a Notary Public in and for said County and State, the within named,** Fred H. Brown and wife, Gertrude Brown

NOTARY PUBLIC

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 office this 16th **day of** April **,19**56

Commission expires [illegible], 1959

A. M. Temison **Notary Public**

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