K 2541

WARRANTY DEED

For and in consideration of the sum of

Ten and no/100 - - - - - - - - - - - - - - - - - - DOLLARS

and other valuable considerations receipt of which is hereby acknowledged.

E. Kenneth Brush and wife, Jeannette Dowlen Brush

have bargained and sold, and by these presents do transfer and convey unto the said

Milton Bracay and wife, Jane P. Bradey

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. 63 and part of Malone Street (now closed) lying immediately west and north of same, on the Map of the Royal Oaks Land Company's Subdivision of the Baker Tract, of record in book 421, pages 102 and 103, Register's Office for said County and described according to a copy of a survey thereof made May 10, 1947, by Harvey Gee, Surveyor, as follows:

Beginning at a point on the westerly margin of Westview Avenue at an iron pin, the corner of lots 63 and 64; thence with the westerly margin of Westview Avenue and the same if extended, northerly 203 feet to an iron pin in the present westerly margin of Westview Avenue, in a fence line; thence westerly, along the fence line 169.5 feet to an iron pin in a stone wall; thence with the said stone wall, southerly 250.7 feet to another iron pin opposite the corner of lots Nos. 63 and 64; thence easterly, crossing said part of said Malone Street, (now closed) and with the line between lots Nos. 63 and 64, 267 feet to the beginning.

Being the same property conveyed to E. Kenneth Brush and wife, Jeannette Dowlen Brush, by deed from Joe Minor and wife, dated February 10, 1949, filed February 11, 1949, and recorded in book 1682, page 269, 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 Milton Bracey and wife, Jane P. Bracey their heirs and assigns, forever.

And we do covenant with the said Milton Bracey and wife, Jane P. Bracey 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 are pro rated and assumed by Purchaser.

And E. Kenneth Brush and wife, Jeannette Dowlen Brush do further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Milton Bracey and wife, Jane P. Bracey their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of May, 1956

E. Kenneth Brush

Jeannette Dowlen Brush

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jessie D. Norton, a Notary Public in and for said County and State, the within named E. Kenneth Brush and Jeannette Dowlen Brush

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 office, this 17th day of May, 1956.

Commission expires April 21 - 1959

Jessie D. Norton
Notary Public

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