K 2541

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, receipt of which is hereby acknowledged, we, Ivan E. Brown and wife, Eleanor E. Brown,

have bargained and sold, and by these presents do transfer and convey unto the said Earl S. Frame and wife, Theda Jo H. Frame

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. 13 and the westerly 25 feet of Lot No. 14 of Block "A" on the Map of Galecrest No. 2, of record in Book 843, page 30, Register's Office for said County. Said Lot No. 13 and the westerly 25 feet of Lot No. 14 adjoin and front together 100 feet on the northerly side of Clairmont Avenue and run back between lines, 210 feet on the westerly line of Lot No. 13 and 209 feet more or less on the easterly line of part of Lot No. 14 to a dead line on which they measure 100 feet. Being the same property conveyed to Ivan E. Brown and wife, Eleanor E. Brown, by deed from Robert G. Graham and wife, of record in Book 1148, page 639, said Register's Office.

The above described property is being conveyed subject to restrictions of record in Book 833, page 127, in Book 1001, page 308, in Book 1021, page 159, and in Book 1021, page 194, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl S. Frame and wife, Theda Jo H. Frame

their heirs and assigns, forever.

And we do covenant with the said Earl S. Frame and wife, Theda Jo H. Frame

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 1956 taxes, which the grantees herein assume and agree to pay.

And we, the grantors

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 thi 31st day of May, 1956.

Ivan E. Brown

Eleanor E. Brown

STATE OF TENNESSEE)
Davidson County

Personally appeared before me, Jno. C. Jeffords, a Notary Public in and for said County and State, the within named Ivan E. Brown and wife, Eleanor E. Brown

to me personally 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 day of May, 1956.

Notary Public, State-At-Large.

WARRANTY DEED
G-302102-jm

FROM
IVAN E. BROWN, et ux.

5609

TO
EARL S. FRAME, et ux.

RECEIVED FOR RECORD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5
of 29 JUN A.D. 1956
at 2:57 o'clock P.M.
Noted in Book 2173
Page 309
Recording Fee $2.00
JAMES P. WILSON, Register
By Del Tax



G 309