K 2546

WARRANTY DEED

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,

REALTY BROKERAGE, INC., a corporation organized and existing under the laws of the State of Tennessee, having its principal office and post-office address at Nashville, Tennessee,

has bargained and sold, and by these presents do transfer and convey unto the said EMMITT RAY CLAUD and wife, MARGARET CLAUD, 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. 12 on the Map of Patterson Gardens, as of record in Book 2083, page 114, Register's Office for said County.

Said Lot No. 12 fronts 60 feet on the easterly side of Sabre Drive and runs back 182.1 feet on the northerly line and 182 feet on the southerly line, to a dead line, measuring 60 feet thereon.

Being part of the property conveyed to Realty Brokerage, Inc., by deed from William P. Shwab, Jr. and wife, of record in Book 2341, page 563, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2300, page 443, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emmitt Ray Claud and wife, Margaret Claud, their heirs and assigns, forever.

And the grantor covenants with the said grantees herein, that it is 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 Realty Brokerage, Inc., a Tennessee Corporation, as aforesaid, does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, Realty Brokerage, Inc., has caused its corporate name to be hereunto subscribed by its duly authorized officers and its corporate seal to be affixed on this 6th day of [illegible] 1956.

REALTY BROKERAGE, INC.

By: John W. White

John W. White, Vice-President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ________, a Notary Public in and for said County and State, the within named ________

the bargainor____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at ________, Tennessee, this ____ day of ________, 19____

Commission expires________ Notary Public

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PG 341