BK 2590

BOOK 2590 PG 55

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Seven Thousand Five Hundred Fourty-Six and 65/100 ($7546.65)- DOLLARS Paid, and to be paid as follows: $3117.56 cash in hand paid the receipt of which is hereby acknowledged and $500 paid by the delivery to Louise French Barry of an automobile which has an agreed valuation of $500 and for the remaining $3929.09 the purchasers, David C. Brooks and wife, Christine T. Brooks assumes and agrees to pay, which said sum represents the principal balance due First Federal Savings and Loan Association of a note and deed of trust executed by Louise French Barry and Thomas E. Barry which appears of record in Book 2462, page 335, R.O.D.C., Tennessee. The purchasers herein assume and agree to pay the balance and interest therein described in said deed of trust according to its terms and provisions and by reference said deed of trust is made a part of this deed as fully as if copied.

I, Louise French Barry have bargained and sold, and by these presents do transfer and convey unto the said David C. Brooks and wife, Christine T. Brooks and their - - - - - - - - - - heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, May 14, 1954, as follows:

BEGINNING at a point on the northerly margin of Old Hickory Boulevard at the southeast corner of the property conveyed to David I. Huggins, and wife, of record in Book 2139, page 63, Register's Office for said County, by deed from Alta Cole French; thence with the westerly line of said Huggins property north 13°19' east 303.11 feet; thence south 81°50' west 92 feet, to the eastern boundary line of the Derosset property; thence with said line south 12°44' west 301.9 feet to the northerly margin of said Boulevard, thence with the northerly margin of said Boulevard north 81°50' east 88.75 feet to the beginning.

Being the same property devised to Louise French Barry, under the Will of Alta Cole French, deceased, whose will is of record in Will Book 68, page 326, in the Office of the County Court Clerk for Davidson County, Tennessee, and by deed from Ernest F. Dickson and wife, Jewell Price Dickson, of record in Book 2053, page 391, 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 David C. Brooks and wife, Christine T. Brooks and their- heirs and assigns forever.

And I do covenant with the said David C. Brooks and wife, Christine T. Brooks that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception of said Deed of Trust of record in Book 2462, page 335, aforesaid and assumed by the grantees.

And I, Louise French Barry do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said David C. Brooks and wife, Christine T. Brooks and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13th day of August, 1958

Louise French Barry

