WARRANTY DEED

For and in consideration of the sum of ($10.00)
TEN AND NO/100 **DOLLARS**,
cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Frank Bradford and wife, Lillie Bradford,

have bargained and sold, and by these presents do transfer and convey unto the said Charles Edward Brown and wife, Mary Sue Brown, 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. 168 on the Plan of Bellshire Estates, Section 6, of record in Book 2133, page 129, Register's Office for said County, described as follows:

Beginning in the westerly margin of Westchester Drive, the common corner of Lots 167 and 168; thence with the margin of the same in a northerly direction 136.9 feet to a point; the beginning of a curve; thence around said curve having a radius of 25 feet in a northwesterly direction 37.4 feet to a point in the southerly margin of an unnamed street; thence with the margin of the same in a northwesterly direction 170 feet to a point; thence south 31 degrees 20' west 211.6 feet to a point; thence south 63 degrees 56' east 50 feet to a point, a common corner of Lots Nos. 167 and 168; thence in an easterly direction 197 feet to the point of beginning.

Being part of the property conveyed to Frank Bradford and wife, Lillie Bradford, by deed from Bellshire Properties, Inc., dated January 14, 1955, filed January 20, 1955, of record in Book 2340, page 5, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2294, page 346, and in Book 2332, page 175, Register's Office, Davidson County, Tennessee, and a ten-foot easement for public utility purposes along southerly line of premises, 75-foot building setback line from Westchester Drive and from unnamed street, and conditions of owners certificate, of record in book 2133, page 129, R. O. D. C. 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 Charles Edward Brown and wife, Mary Sue Brown, their **heirs and assigns, forever.**

And we **do covenant with the said** Charles Edward Brown and wife, Mary Sue Brown **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.**

And we, Frank Bradford and wife, Lillie Bradford, **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Charles Edward Brown and wife, Mary Sue Brown, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand this** 28th **day of** August, 19 56.

Frank B. Bradford

Mrs Lillie Bradford

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Julius B. Gore, Jr., **a Notary Public in and for said County and State, the within named** Frank Bradford and Lillie Bradford

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 28th **day of** August, 19 56.

Commission expires April 22, 1957.

Julius B. Gore Jr.
Notary Public