K 2594

For and in consideration of the sum of Five and no/100 ($5.00) - - - - - - - - - - -

- **DOLLARS**

cash in hand paid by Philip L. Brown, Jr., the receipt of which is hereby acknowledged, and other good and valuable considerations, I,

Sallie Hutton Brown,

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

Philip L. Brown, Jr.,

his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in the 8th Civil District of Davidson County, Tennessee, on McCrary Road, surveyed by S. H. Hutchison August 27th, 1952, as follows, and being Lot No. 2 of this division.

Beginning at a small black walnut, the northeast corner of Lot No. 1; thence So. 89° East 182 ft. to a stake; thence So. 2° West 300 ft. to a stake in center of the old road in Roger Hutton's North line; thence with his line and old road So. 66° 30' West 110 ft. to the southeast corner of Lot No. 1; thence with the East line of Lot No. 1 North 12° West [illegible] ft. to the beginning, containing 1.2 acres, more or less.

[illegible] being the same property conveyed to [illegible] by deed from [illegible] and wife, [illegible] and wife, [illegible] of record in Book [illegible], page [illegible], 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 [illegible] heirs and assigns, forever.

And [illegible] do covenant with the said [illegible] that [illegible] lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And [illegible] do further covenant and bind [illegible] heirs and representatives, to warrant and forever defend the title to the said land to the said [illegible] heirs and assigns against the lawful claims of all persons, whomsoever.

Witness [illegible] hand this [illegible] day of [illegible], 19[illegible]

[illegible]

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Mary L. Brockwell, a Notary Public in and for said County and State, the within named [illegible]

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 office, this [illegible] day of August, 19[illegible]

Commission expires Jan. 3, 1957

Mary L. Brockwell
Notary Public

WARRANTY DEED

FROM [illegible]

16436

TO [illegible]

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 th
of SEP A.D. 1956
at 12:22 o'clock P.M.
Noted in Book 26 Page 340
Recorded in Book [illegible] Page [illegible]
Recording Fee $1.00
JAMES P. WILSON, Register
By [illegible] D.C.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

J. F. Buchanan,
Attorney at Law.

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