K 2639

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00)

TEN & no/100 DOLLARS

cash in hand paid by William Earl Brown and wife, Bessie Louise Hawkins Brown, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WE, LESLIE F. VANTREASE and wife, JOSEPHINE VANTREASE

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM EARL BROWN and wife, BESSIE LOUISE HAWKINS BROWN, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lots Nos. 23,24,25,26 and parts of Lots Nos. 21 and 22 of Block "D" on the Map of blocks "C" and "D" in Battlefield Estates, Section No. 2, as of record in Book 974, page 59 Register's Office for said County, described according to a survey made by Hal R. Swan, Jr. Surveyor, May 26th, 1956, as follows:

BEGINNING on the southerly margin of Park Terrace, at the corner of lots Nos. 26 and 27; thence with the line between said two lots, southwardly 227.2 feet; thence westwardly 174.5 feet to a point 4.5 feet west of the corner of lots Nos. 22 and 23; thence northwestwardly with the center of a creek 235 feet to the southerly margin of Park Terrace, at a point 24.4 feet west of the corner of lots Nos. 21 and 22; thence with the southerly margin of said Terrace, eastwardly 174.4 feet to the beginning.

Being the same real property conveyed to Leslie F. Vantrease by deed from Lillian Burnett Herman, dated June 5, 1947, filed June 6, 1947, and recorded in Book 1491, page 197, and to Leslie F. Vantrease and wife, Josephine Vantrease by deed from Ayleen Lyell Kirkpatrick dated May 23, 1944, filed May 23, 1944 and recorded in Book 1281, page 518, said Register's Office.

THIS CONVEYANCE is made subject to any and all restrictive covenants and easements applicable to the above described property.

AND FOR A SUFFICIENT CONSIDERATION, we, ERSKINE SAWYER and wife, MAUD B. SAWYER join in this deed for the purpose of agreeing to and fixing the west line of the above property as a dividing line between said property and their land adjoining on the west and QUIT CLAIM any interest that they have or may have in and to said above described land to the grantees herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM EARL BROWN and wife, BESSIE LOUISE HAWKINS BROWN their heirs and assigns, forever.

And we do covenant with the said WILLIAM EARL BROWN and wife, BESSIE LOUISE HAWKINS 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, except taxes for 1957 which have been prorated and are assumed by the grantees herein.

And we, LESLIE F. VANTREASE and wife, JOSEPHINE VANTREASE do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said WILLIAM EARL BROWN and wife, BESSIE LOUISE HAWKINS BROWN, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 26th day of February, 1957

Erskine Sawyer — Leslie F. Vantrease

Maud B. Sawyer — Josephine Vantrease

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C. A. Lillard, a Notary Public in and for said County and State, the within named Leslie F. Vantrease and wife, Josephine Vantrease and Erskine Sawyer and wife Maud B. Sawyer

the bargainors, 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 26th day of February, 1957

Commission expires

Notary Public

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