K 2639

WARRANTY DEED Form 1002 **Published by Tennessee Title Company**

For and in consideration of the sum of $ - - - - - - - $10.00 - - - - - - - - - - - - -

- - - - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Paul O. Christopher and wife, Mary J. Christopher, the receipt of which is hereby acknowledged, and in further consideration of the said Paul O. Christopher and wife, Mary J. Christopher assuming and agreeing to pay the balance due on a debt more particularly described in a Deed of trust, executed by Charles E. Brownlee and wife, Roberta Brownlee, to Edward W. Lee, Jr., Trustee, of record in Book 2522, page 577, said Register's Office, to secure payment to Nashville Mortgage and Realty Co., of one note dated May 29, 1956, for the principal sum of $7,500.00, payable $61.29 per month, including principal and interest at 4½% per annum, beginning July 1, 1956, balance June 1, 1971.

This conveyance is made subject to Restrictions filed for record prior to Feb. 15, 1950, in Book 1300, page 572, said Register's Office.

We, Charles E. Brownlee and wife, Roberta Brownlee

have bargained and sold, and by these presents do transfer and convey unto the said Paul O. Christopher and wife, Mary J. Christopher

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 Lots Nos. 27 and 28, on the Map of the William Lee Subdivision of Roth Property, as of record in Book 1130, page 67, Register's Office, for said County.
Said Lots Nos. 27 and 28 adjoin and front together 120 feet on the west side of Wingate Avenue and run back between parallel lines 160 feet to a dead line.
Being the same property conveyed to Charles E. Brownlee and wife, Roberta Brownlee, by deed from William O. Lee, Extr., as of record in Book 1454, page 143, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul O. Christopher and wife, Mary J. Christopher their heirs and assigns, forever.

And we do covenant with the said Paul O. Christopher and wife, Mary J. Christopher 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., with exception of 1957 taxes which are prorated and assumed by grantees herein.
And we, Charles E. Brownlee and wife, Roberta Brownlee do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Paul O. Christopher and wife, Mary J. Christopher, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of February, 1957.

Charles E. Brownlee

Roberta Brownlee

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named Charles E. Brownlee and wife, Roberta Brownlee

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 28th day of February, 1957

Commission expires July 24, 1957

Phillip E. Cole
Notary Public

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