K 2645



WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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, the receipt of which is hereby acknowledged

we, Jack P. Bratton and wife, Patricia Ann Bratton

have bargained and sold, and by these presents do transfer and convey unto the said Robert S. Ingram and wife, Jean H. Ingram

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

Tract No. 1: Being Lot No. 21 on the Plat of Goodlettsville Heights, Section No. 4, a plat of which is of record in Book 2133, page 44, Register's Office for Davidson County, Tennessee.

Tract No. 2: A plat of land containing 1.49 acres, more or less, as shown on Plat of Goodlettsville Heights, Section No. 4, a Plat of which is of record in Book 2133, page 44, Register's Office For Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete marker at the southwest corner of Lot No. 19 on said plat, running thence North 59° 51' East 272.3 to a concrete marker; thence North 47° 37' East 68.9 feet to a concrete marker; thence South 18° 9' East 40.7 feet to a concrete marker; thence South 16° 6' West 340.5 feet to a concrete marker; thence North 87° 58' West 232 feet to a concrete marker; thence North 0° 27' West 209.3 feet to the point of beginning.

Being the same two tracts of land conveyed to Jack P. Bratton and wife, Patricia Ann Bratton, by deed from W. C. Moncrief & Company Inc., of record in Book 2242, pages 115 and 127, Register's Office 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 Robert S. Ingram and wife, Jean H. Ingram. their heirs and assigns, forever.

And we do covenant with the said Robert S. Ingram and wife, Jean H. Ingram 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 for 1957 taxes which have been pro-rated and assumed by Grantees.

And we, Jack P. Bratton and wife, Patricia Ann Bratton do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert S. Ingram and wife, Jean H. Ingram, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of April, 1957

Jack P. Bratton

Patricia Ann Bratton

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