BK 2689

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 ----------

Five and no/100 ---------- DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Don H. Punch and wife, Louise C. Punch,

have bargained and sold, and by these presents do transfer and convey unto the said Russell H. Mann and wife, Ruth M. Mann

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. 79 on the Plan of Brookside Court, Addition No. 4, Section 3, as of record in Book 2083, page 25, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly side of Neartop Drive which is the common corner of Lots Nos. 79 and 80; thence northwardly with the westerly margin of Neartop Drive 65.38 feet to a concrete monument; thence continuing with the westerly margin of Neartop Drive 25 feet to a point; thence westwardly 98 feet to a concrete monument; thence southwestwardly 90 feet to a point; thence eastwardly 146.5 feet to the point of beginning.

Being the same property conveyed to Don H. Punch and wife, Louise C. Punch, by deed from John U. Wilson and wife, Louise Wilson, of record in Book 2104, page 501, 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 Russell H. Mann and wife, Ruth M. Mann, their heirs and assigns, forever.

And we do covenant with the said Russell H. Mann and wife, Ruth M. Mann 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 a deed of Trust to First Federal Savings & Loan Association, Recorded in Book 2160, page 229, R. O. D. C. We, Don H. Punch and wife, Louise C. Punch

And do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Russell H. Mann and wife, Ruth M. Mann their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 15th day of July, 1957.

Don H. Punch

Louise C. Punch

STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. S. Hofstetter, a Notary Public in and for said County and State, the within named Don H. Punch and Louise C. Punch, the bargainor s, 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 15 day of July, 1957.

Commission expires Jan. 25, 1960

W. S. Hofstetter
Notary Public

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