Book 2708 Page 533

For and in consideration of the sum of TEN AND 00/100 $10.00 DOLLARS cash in hand paid by V. H. Dixon and wife, Henrie B. Dixon, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Fate Leo Brown and wife, Rosia Lee Brown, have bargained and sold, and by these presents do transfer and convey unto the said V. H. Dixon and wife, Henrie B. Dixon, 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 the north one-half of Lot No. 88 on the Map of D. T. McGavock and Others Addition to the Town of Nashville, of record in Book 21, page 41, Register's Office for said County.

Said part of said Lot No. 88 fronts 25 feet on the west side of 11th Avenue North and runs back between paralld lines 150 feet to an alley.

Being the same property conveyed to Fate Leo Brown and wife, Rosia Lee Brown, by deed from Phil Cohen and wife, Sara K. Cohen, of record in Book 2025, page 504, 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 V. H. Dixon and wife, Henrie B. Dixon, their heirs and assigns, forever.

And we do covenant with the said V. H. Dixon and wife, Henrie B. Dixon, 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.

And we, Fate Leo Brown and wife, Rosia Lee Brown, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said V. H. Dixon and wife, Henrie B. Dixon, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of January, 19 58.

Fate Leo Brown

Rosia Lee Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, C B Tucker, a Notary Public in and for said County and State, the within named Fate Leo Brown and wife, Rosia Lee Brown, 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 office, this 4th day of January, 19 58.

Commission expires July 22 1959

C B Tucker
Notary Public

WARRANTY DEED

FROM
Fate Leo Brown, et ux

TO
V. H. Dixon, et ux

65236

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of JAN A.D. 1958 at 10:32 o'clock A.M.
Noted in Book 89 Page 116
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McKinley D.C.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.