K 2744

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ Ten Dollars ($10.00) DOLLARS

cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged,

We, Marvin E. Oldham and wife, Emma Oldham,

have bargained and sold, and by these presents do transfer and convey unto the said C. F. Brawner and wife, Lorena J. Brawner

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

Lot No. 25, Town "H", revised plan of Power & Roth, of Madison Heights, a subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 3, page # 7, Registers Office of said County.

Said Lot No. 25 fronts 60 feet on the southerly side of Emmett Avenue and extends back 163 feet more or less on the westerly line, and 200 feet more or less on the easterly line to a broken line in the rear measuring 84 feet thereon.

Said lot being last conveyed to Marvin E. Oldham and wife, Emma Oldham from C. M. Eller(an unmarried person, former wife deceased since July 5, 1946) said deed of record in Book 2107, page 219, Register's Office of said County.

This property is hereby expressly conveyed subject to and in accordance with the restrictions, covenants and conditions particularly set forth in the Deed from R. E. Herron to R. M. Eller et ux said deed appearing of record in Book 1579, page 235, and the same is embodied in this instrument by reference as fully as if said restriction, covenants and conditions were particularly set forth 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 C. F. Brawner and wife, Lorena J. Brawner their heirs and assigns, forever.

And we do covenant with the said C. F. Brawner and wife, Lorena J. Brawner 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, Marvin E. Oldham and wife, Emma Oldham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said C. F. Brawner and wife, Lorena J. Brawner their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29th day of March, 19 58

Marvin E. Oldham
Emma Oldham Her + mark

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, J. A. Walden, a Notary Public in and for said County and State, the within named Marvin E. Oldham and wife, Emma Oldham

the bargainor, 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 Madison, Tennessee, this 29th day of March, 19 58

Commission expires October 22, 1958

J. A. Walden
Notary Public

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