WARRANTY DEED — BEAU E. POLK, JR., PERRY — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of $10.00 TEN AND NO/100---------- DOLLARS ($10.00),

cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged and for further consideration the grantees herein assume and agree to pay the remaining unpaid balance of a certain promissory note, executed by Elton J. Brooks and wife Emma Jean Brooks, payable to Laura Ethel Elrod, a widow, dated October 22, 1955 and secured by a vendor's lien retained in a deed of record in Book 2481, page 424, Register's Office for Davidson County, Tennessee.

Elton J. Brooks and wife Emma Jean Brooks

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Richard P. Alexander, Sr. and wife Mildred D. Alexander

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 13 in Maney's Addition as of record in Book 57, page 112, Register's Office for said County.

Said Lot No. 13 fronts 50 feet on the westerly side of Stockell, formerly Van Sinder Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elton J. Brooks and wife, Emma Jean Brooks, by deed from Laura Ethel Elrod, a widow, of record in Book 2481, page 424, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 8th day of April, 1958.

x Elton J. Brooks

x Emma Jean Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ed A Beasley, a Notary Public in and for the State and County aforesaid, personally appeared the within named Elton J. Brooks and wife Emma Jean Brooks

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, the 8th day of April, 1958.

Ed A Beasley
Notary Public

My commission expires April 27, 1959

WARRANTY DEED
From
Elton J. Brooks and wife
Emma Jean Brooks
To
Richard P. Alexander, Sr.
and wife Mildred D. Alexand

77499

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of APR A.D. 1958 at 11:40 o'clock A M.
Noted in Book 90 Page 123
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D.C.

NASHVILLE TITLE COMPANY
"Tested Title"
TENNESSEE