K 2746

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ---------- Ten ($10.00) & 00/100 ---------- **DOLLARS** cash in hand paid by Abraham C. Frost and wife, Mary Wade Frost, and other good and valuable considerations including the assumption and agreement to pay the remaining unpaid balance of a certain note in the original amount of $6,700.00 which is secured by a deed of trust to Louis R. Linx, Trustee, of record in Book 2427, page 593, Register's Office for Davidson County, Tennessee, reference to which is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the grantees,

We, J.R. Brown and wife, Lillie T. Brown,

have bargained and sold, and by these presents do transfer and convey unto the said Abraham C. Frost and wife, Mary Wade Frost

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 in the 13th Civil District and being Lot No. 1 on the unrecorded Plan of Eugene B. Kemp's Subdivision of a 75 acre tract, and described according to a copy of a survey thereof by Watkins and Murray, Surveyors, January 7, 1947, as follows:
Beginning at a point in the center of Tazwell Hyde Road in a culvert over a creek crossing said road; thence along the center line of said road, North 73° 15' West 186 feet to the common corner of Lots Nos. 1 and 2, in said subdivision; thence along the line between lots Nos. 1 and 2, South 27° West 985.5 feet to a 6 inch elm in J.J. Johnson's North line; thence along Johnson's line and with an old fence, South 49° 30' East 246 feet to a 10 inch hackberry in Bud Nicholson's line; thence with an old fence, North 30 deg. 15' East 394 feet to a stone in a branch; thence with said branch, as follows: North 3° 30' East 150 feet, North 12° 15' East 225 feet, North 33° 30' East 331 feet to the point of beginning, containing 4.9 acres, more or less.
Being the same property conveyed to J.R. Brown by deed from Edgar G. Chewning and wife, Theresia E. Chewning, of record in Book 2705, page 587, 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 Abraham C. Frost and wife, Mary Wade Frost their **heirs and assigns, forever.**

And we **do covenant with the said** Abraham C. Frost and wife, Mary Wade Frost **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 as above set out.

And we, J.R. Brown and wife, Lillie T. 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** Abraham C. Frost and wife, Mary Wade Frost their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 19th day of April, 19 58

J. R. Brown

Lillie T. Brown

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