K 2750

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - - - - - $10.00 - - - - - - - - - - - -

- TEN AND NO/100 - - - - - - - - - - - - **DOLLARS**

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Lonnie L. Brooks, Jr. and wife, Gloria M. Brooks

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Ronald B. Merville and wife, Bobbye R. Merville, their _____ **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being Lot No. 1 and the easterly 3 feet of Lot No. 2, on the Map of Virginia Manor, as of record in Book 1935, page 22, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the northerly margin of Avalon Drive; said point being 3 feet west of the common corner of lots 1 and 2; thence along the margin of said drive 52 feet to a concrete monument; thence continuing along said drive 18.12 feet to a concrete monument at the beginning of a curve; thence around said curve a distance of 21.42 feet to a concrete monument in the westerly margin of Milton Drive to a point; thence in a northerly direction along the westerly margin of Milton Drive 155.4 feet to a concrete monument; thence north 59° 29' west 16.8 feet to a concrete monument; thence in a westerly direction along the back line of lots 1 and 2 109.36 feet to a point; thence in a southeasterly direction 166 feet, more or less, to the point of beginning.

Being the same property conveyed to Lonnie L. Brooks, Jr. and wife, Gloria M. Brooks by deed from C. A. Wheeler, Jr. and wife, Alice Thorne Wheeler, of record in Book 1916, page 510, 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 Ronald B. Merville and wife, Bobbye R. Merville, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Ronald B. Merville and wife, Bobbye R. Merville _____ **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, Lonnie L. Brooks, Jr. and wife, Gloria M. Brooks _____ **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Ronald B. Merville and wife, Bobbye R. Merville, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 29th **day of** May, **19** 58

Lonnie L. Brooks, Jr.

Gloria M. Brooks

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jam Glascock, **a Notary Public in and for said County and State, the within named** Lonnie L. Brooks, Jr. and wife, Gloria M. 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 office, this 29th **day of** May, **19** 58

Jam Glascock
Notary Public

Commission expires MAY 20, 1961

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