K 2752

WARRANTY DEED R. E. FOLK, JR., FORM **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00),

cash in hand paid by Otho L. Brown and wife, Willie Nadine McPeak Brown, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Otho L. Brown and wife, Willie Nadine McPeak Brown of the balance owing Guaranty Mortgage Company of Nashville, or assigns, under the terms of a deed of trust to Herschel Greer, Trustee, of record in Book 2264, page 409, Register's Office for Davidson County, Tennessee,

Iva Mae Ellis, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Otho L. Brown and wife, Willie Nadine McPeak Brown,

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. 176 on the Map of Clover Hill, Section IV, as of record in Book 2136, page 62, Register's Office for said County.

Said Lot No. 176 fronts 60 feet on the northerly side of Cottonwood Drive and extends back between lines 278.4 feet on the easterly side and 239.6 feet on the westerly side, to an irregular line in the rear, measuring 123.42 feet thereon.

being the same property conveyed to Iva Mae Ellis, by deed from James C. Kay and wife, Eula Mai Kay, of record in Book 2595, page 273, 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 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 10th day of June, 1958.

Iva Mae Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hammontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named Iva Mae Ellis, unmarried,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 10th day of June, 1958.

Wayne Hammontree
Notary Public

My commission expires: 10-24-60

Nash. Title Co.

WARRANTY DEED

From Iva Mae Ellis,

To Otho L. Brown, et ux.

NASHVILLE TITLE COMPANY
"A Guaranteed Title"
NASHVILLE, TENNESSEE

9:45

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