K 2794

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, the receipt of which is hereby acknowledged, and the further consideration that C. E. Francis and wife, Fannie J. Francis, take said property subject to a balance of $6,128.85 of an original indebtedness of $6,150.00, secured by deed of trust of record in Book 2760, page 35, Register's Office for Davidson County, Tennessee.

We, George E. Brown and wife, Virginia Jackson Brown *have bargained and sold, and by these presents do transfer and convey unto the said* C. E. Francis and wife, Fannie J. Francis

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* being the southerly 50 feet of the property conveyed to Dennis O'Brien and wife, Edna L. O'Brien by deed from Frank Schield and wife, of record in Book 785, page 802, Register's Office for said County, described as follows:

Beginning on the westerly margin of Richland Avenue at Ham's, formerly Wright's, northeast corner; thence with the westerly margin of said Avenue, north 14-3/4° west 50 feet to the southeast corner of the property conveyed to G.M. Craddock and wife, Lena Craddock, by deed from Dennis O'Brien and wife, of record in Book 967, page 521, said Register's Office; thence with Craddock's southerly line, south 74½° west 775 feet to the center of Richland Creek; thence up the center of said Creek, south 14-3/4° east 50 feet to said Ham's northwest comer; thence with Ham's northerly line, north 75½° east 775 feet to the beginning.

Being the same real property conveyed to George E. Brown and wife, Virginia Jackson Brown, by deed from James H. Cartwright and wife, dated October 9, 1952, filed October 10, 1952, and recorded in Book 2097, page 425, 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 said C.E. Francis and wife Fannie J. Francis their *heirs and assigns, forever.*

And we *do covenant with the said* C.E. Francis and wife, Fannie J. Francis *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, George E. Brown and wife, Virginia Jackson 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* C.E. Francis and wife, Fannie J. Francis their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hands this* 25th *day of* June, *19*58, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George E. Brown

Virginia Jackson Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James Oakley, *a Notary Public in and for said County and State,* George E. Brown and wife, Virginia Jackson Brown

the within 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* 26 *day of* June, *19*58.

James Oakley *Notary Public*

Commission expires 8-1-60

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