K 2800

For and in consideration of the sum of $10.00

TEN & NO/100 DOLLARS

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, we, Fred H. Brown and wife, Gertrude Brown,

have bargained and sold, and by these presents do transfer and convey unto the said Sam P. Hirsbrunner and wife, Dorothy E. Hirsbrunner,

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. 188 on the Map of Charlotte Park Subdivision, Section II, as of record in Book 2663, page 22, Register's Office for said County.

Said Lot No. 188 fronts 75 feet on the northerly side of Freedom Drive and extends back 144.1 feet on the westerly line and 153.3 feet on the easterly line to a dead line in the rear on which it measures 82 feet thereon.

Being part of the same property conveyed to Fred H. Brown and wife, Gertrude Brown, by deed from Consolidated Developments, Inc., of record in Book 2701, page 24, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sam P. Hirsbrunner and wife, Dorothy E. Hirsbrunner, their heirs and assigns, forever.

And we do covenant with the said Sam P. Hirsbrunner and wife, Dorothy E. Hirsbrunner, 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 1958 taxes which have been prorated and assumed by purchasers.

And we, Fred H. Brown and wife, Gertrude 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 Sam P. Hirsbrunner and wife, Dorothy E. Hirsbrunner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 12th day of August, 1958

Fred H. Brown

Gertrude Brown

STATE OF TENNESSEE
Davidson County

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Fred H. Brown and wife, Gertrude Brown

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 this 12th day of August, 1958

Commission expires [illegible]

A. M. Tenison
Notary Public

$13,200.00 92961

WARRANTY DEED

FROM
Fred H. Brown and wife,
Gertrude Brown

TO
Sam P. Hirsbrunner and wife,
Dorothy E. Hirsbrunner

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record AUG 14 1958 at 2:03 o'clock P.M.
Noted in Book 2796 Page 326
Recorded in Book [illegible] Page [illegible]
Recording Fee [illegible]
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

G 387