BK 2810

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TWELVE THOUSAND NINE HUNDRED AND NO/100 ($12,900.00) **DOLLARS**

Cash in hand paid by James P. Inglis and wife, Lillie Mae Inglis, 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 JAMES P. INGLIS AND WIFE, LILLIE MAE INGLIS 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 Lot No. 191, on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, pages 22 and 23, Register's Office for said County.

Said Lot No. 191 fronts 104.2 feet on the northerly side of Freedom Drive and runs back 178.2 feet on the westerly line and 192.8 feet on the easterly line, to a dead line in the rear, measuring 25.7 feet thereon.

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

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 James P. Inglis and wife, Lillie Mae Inglis their **heirs and assigns, forever.**

And we **do covenant with the said** James P. Inglis and wife, Lillie Mae Inglis **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, 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** James P. Inglis and wife, Lillie Mae Inglis their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 24th **day of** October, **19** 58

Fred H. Brown

Gertrude Brown

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