BK 2875

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

----------Ten and no/100----------DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

John B. Downey

/ have bargained and sold, and by these presents do transfer and convey unto the said N. Taylor Hagan and wife, Geraldine L. Hagan

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. 5 on the Plan of Brook Meade Addition, Section One, as of record in Book 2663, page 53, Register's Office for said County.

Said Lot No. 5 fronts 108 feet on the easterly side of Downey Drive and runs back between lines 255.2 feet on the northerly side and 265 feet on the southerly side, to the center line of a creek and measuring 110 feet more or less thereon.

Being the same property conveyed to John B. Downey, by deed from J. B. Downey & Sons, Inc., as of record in Book 2806, page 435, 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 N. Taylor Hagan and wife, Geraldine L. Hagan

their heirs and assigns, forever.

And I do covenant with the said N. Taylor Hagan and wife, Geraldine L. Hagan that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, John B. Downey

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said N. Taylor Hagan and wife, Geraldine L. Hagan, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 4th day of February, 1959.

John B. Downey

Miriam E. Downey

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