BK 2876

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

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

Ten ($10.00) and no/100----------DOLLARS

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged.

Ewing O. Harper Jr. and wife, Lillian G. Harper have bargained and sold, and by these presents do transfer and convey unto the said H. E. Brown and wife, Marysdell C. Brown 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 part of Lot 10, Block 2 on the Plat of Lot No. 10 and Lots Nos. 21 to 26, C. W. Waller's Sub. of the John D. Anderson Home Place, as of record in Book 547, page 6, Register's Office for said County, and described according to a copy of a survey made by Hickerson-Miller, Engineers-Surveyors, dated November 19, 1958, as follows: BEGINNING at a stake in the northerly margin of Thomas Avenue, 174.0 feet more or less, east of the northeasterly corner of the intersection of Thomas Avenue and Keeling Avenue; thence with said margin of Thomas Avenue, North 85 deg. 00' West 122.5 feet to a point; thence North 5 deg. 24' East 180.0 feet to a point; thence South 85 deg. East 67.0 feet to a point; thence South 5 deg. 24' 10.5 feet to a point; thence South 85 deg. 00' West 52.5 feet to a point; in a wire fence; thence with said fence, South 5 deg. 24' West 169.5 feet to the point of beginning. Being part of the same property conveyed to Ewing O. Harper Jr., by deed from T. S. Burnette and wife, Nola Burnette, of record in Book 2806, page 287, 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 H. E. Brown and wife, Marysdell C. Brown their heirs and assigns, forever.

And we do covenant with the said H. E. Brown and wife, Marysdell C. Brown 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, Ewing O. Harper Jr., and wife, Lillian G. Harper do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said H. E. Brown and wife, Marysdell C. Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 3rd day of February, 19 59

Ewing O. Harper, Jr.

Lillian G. Harper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alice Hicks, a Notary Public in and for said County and State, the within named Ewing O. Harper Jr., and wife, Lillian G. Harper the bargainor, 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 office, this 3rd day of February, 19 59.

My Commission Expires July 30, 1962

Alice Hicks
Notary Public

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