BK 2877

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of Nine thousand eight hundred fifty and No/100 ($9,850.00)----------DOLLARS of which $7,742.73 is paid in cash and for the balance, the purchasers assume and agree to pay a loan now on the property of record in book 1625 page 397, R O D. C., Tennessee, which balance is $2,107.27

We, Louis R. Christian and wife, Uldene J. Christian

have bargained and sold, and by these presents do transfer and convey unto the said T. J. Brooks and wife, Ruby Brooks 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. 16 of Block "E" on the Map of Broadmoor, of record in book 547, pages 161 and 162 Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the south side of Woodruff Drive and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Louis R. Christian and wife, Uldene J. Christian by deed from T. A. Clark, et ux of record in book 1634, page 111, 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 T. J. Brooks and wife, Ruby Brooks their heirs and assigns, forever.

And we do covenant with the said T J. Brooks and wife, Ruby Brooks, 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 Louis R. Christian and wife Uldene J. Christian do further covenant and bind ~~ourselves~~ our heirs and representatives, to warrant and forever defend the title to the said land to the said T. J. Brooks and wife, Ruby Brooks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of February, 19 59

Louis R. Christian

Uldene J. Christian

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ann Stone, a Notary Public in and for said County and State, the within named Louis R. Christian and wife, Uldene Christian

the bargainer 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 office, this 19th day of February

Commission expires April 26, 1961

Ann Stone
Notary Public

PG 449