BK 2907

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - $14,700.00- - - - - - - - - - - - - - -FOURTEEN THOUSAND SEVEN HUNDRED AND NO/100 - - - - - - - DOLLARS

Cash in hand paid by William H. D. Fulcher and wife, Mary E. Fulcher, 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 WILLIAM H. D. FULCHER AND WIFE, MARY E. FULCHER 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. 226 on the Map of Charlotte Park Subdivision, Section III, as of record in book 2663, page 70, Register's Office for Davidson County, Tennessee.
Said Lot No. 226 fronts 63.8 feet on the easterly margin of Henry Ford Drive and extends back between lines 125.1 feet on the north line and 164.0 feet on the south line, to a broken line in the rear, measuring 98.6 feet thereon.
Being a part of the property conveyed to Fred H. Brown and wife, Gertrude Brown, by deed from Consolidated Developments, Inc., as of record in book 2806, page 447, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, setback lines and easements 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 WILLIAM H. D. FULCHER AND WIFE, MARY E. FULCHER their heirs and assigns, forever.

And we do covenant with the said WILLIAM H. D. FULCHER AND WIFE, MARY E. FULCHER 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 WILLIAM H. D. FULCHER AND WIFE, MARY E. FULCHER, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of MAY, 1959

Fred H. Brown

Gertrude Brown

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