TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Charles E. Nussbaum and wife, Pauline S. Nussbaum, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions filed for record prior to Feb. 15, 1950, in Book 1163, page 441, Register's Office for Davidson County, Tennessee.

We, John R. Brown and wife, Catherine E. Brown have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Nussbaum and wife, Pauline S. Nussbaum 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. 14 of Block "E" on the Map of Woodbine Courts, Part No. 1, of record in Book 1130, page 39, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Dobbs Avenue, the common corner of Lots Nos. 14 and 15 of said Block; thence southerly with the westerly margin of Dobbs Avenue 54.2 feet to a concrete monument, the beginning of a curve; thence around said curve in a southwesterly direction 79.7 feet to a concrete monument set in the north margin of Tanksley Avenue; thence with the northerly margin of Tanksley Avenue westerly 98.7 feet to a point; thence north 105.5 feet to a point, the common corner of said Lots Nos. 14 and 15; thence east with the dividing line between said two lots 150 feet to the point of beginning.

Being the same property conveyed to John R. Brown and wife, Catherine E. Brown, by deed from Marvin T. Wallace and wife, of record in Book 1468, page 609, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Nussbaum and wife, Pauline S. Nussbaum their heirs and assigns, forever.

And we do covenant with the said Charles E. Nussbaum and wife, Pauline S. Nussbaum 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, John R. Brown and wife, Catherine E. 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 Charles E. Nussbaum and wife, Pauline S. Nussbaum their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of June, 1959

John R. Brown (signature) — John R. Brown

Catherine E. Brown (signature) — Catherine E. Brown

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, Phillip E. Cole, a Notary Public in and for said County and State, the within named John R. Brown and wife, Catherine E. Brown the bargainors, 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 Nashville, Tennessee, this 18th day of June, 1959

Commission expires May 16, 1961

Phillip E. Cole (signature)
Notary Public

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