BK 2926

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

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

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

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the said Richard M. Braden and wife, Mary W. Braden have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by William Smith Breakfield and wife, Victoria D. Breakfield, to John W. Murphree, Trustee, of record in Book 2432, page 437, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which are assumed by the said grantees.

We, Frank B. Thompson and wife, Doris Irwin Thompson have bargained and sold, and by these presents do transfer and convey unto the said Richard M. Braden and wife, Mrs. Mary W. Braden 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. 153 on the Map of Eastland Acres Section II, as of record in Book 2331, page 7, Register's Office for said County.

Said Lot No. 153 fronts 87.1 feet on the westerly side of Barclay Drive and runs back 243.3 feet on the north line and 235 feet on the south line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Frank B. Thompson and wife, Doris Irwin Thompson, by deed from William Smith Breakfield and wife, Victoria D. Breakfield, of record in Book 2704, page 43, 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 Richard M. Braden and wife, Mary W. Braden their heirs and assigns, forever.

And we do covenant with the said Richard M. Braden and wife, Mary W. Braden 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, except as set out above

And We, Frank B. Thompson and wife, Doris Irwin Thompson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard M. Braden and wife, Mary W. Braden their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 18th day of July, 19 59

Frank B. Thompson

Frank B. Thompson

Doris Irwin Thompson

PG 351