K 2929

For and in consideration of the sum of twelve thousand and no/100---------- ---------- ($12,000.00) ----- *DOLLARS*
cash in hand paid by Walter B. Roberts and wife, Rebecca Roberts, the receipt of which is hereby acknowledged,

we, Godfrey N. Brown and wife, Lena Russell Brown

have bargained and sold, and by these presents do transfer and convey unto the said Walter B. Roberts and wife, Rebecca Roberts, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 16 on the Plan of the S. P. A. Subdivision, as of record in book 1424, page 136, Register's Office for said County.
Said lot No. 16 fronts 66 feet on the westerly side of 24th Avenue North and runs back 223.2 feet on the northerly line and 223.3 feet on the southerly line to a dead line, measuring 66 feet thereon.
Being the same property conveyed to Godfrey N. Brown and wife, Lena Russell Brown, by deed from Sylvan Homes, Inc., dated June 18, 1952, filed June 19, 1952, and recorded in book 2085, page 549, said Register's Office.
This conveyance is made subject to a ten-foot utility easement along rear line of premises, 30-foot building setback line from 24th Avenue North, and conditions of owner's certificate as shown on plan in book 1424, page 136, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1394, page 228, as modified by an instrument of record in book 1810, page 440, 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 Walter B. Roberts and wife, Rebecca Roberts, their

heirs and assigns, forever.

And we *do covenant with the said* Walter B. Roberts and wife, Rebecca Roberts *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 for taxes for the year 1959 which are prorated and assumed by the purchasers.

And we, Godfrey N. Brown and wife, Lena Russell 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* Walter B. Roberts and wife, Rebecca Roberts, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 29th *day of* July, *19* 59, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Godfrey N. Brown

X Lena Russell Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mabel D Potts *a Notary Public in and for said County and State,* Godfrey N. Brown and wife, Lena Russell Brown

the within named bargainor 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 Nashville, *Tennessee, this* 4 *day of* Aug., *19* 59

Commission expires May 18-1960 *Notary Public*

45846

WARRANTY DEED

FROM
Godfrey N. Brown, et ux

TO
Walter B. Roberts, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of Aug A.D. 1959 at 8:06 o'clock A.M.
Recorded in Book 2929 Page 223
Recording Fee $2.00
JAMES D. WILSON, Register
By D.C. Tillis Deputy Register

S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

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