For and in consideration of the sum of $ 10.00

TEN AND NO/100 - DOLLARS

Cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

WE, N. C. DUNN, JR., AND WIFE, RUTH B. DUNN,

have bargained and sold, and by these presents do transfer and convey unto the said VAN T. BROWN AND WIFE, ANNE B. BROWN

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

Being Lot No. 26 on the Plan of Broadwell Acres, a plan of which is of record in Book 2663, page 118, Register's Office for said County.
Said Lot No. 26 fronts 120 feet on the south side of Baxter Lane, and runs back between parallel lines, 365 feet to a dead line.
Being part of the property conveyed to N. C. Dunn, Jr., and wife, Ruth B. Dunn, by deed from N. C. Dunn, Jr., et al, as of record in Book 2880, page 427, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2880, page 353, 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 VAN T. BROWN AND WIFE, ANNE B. BROWN their heirs and assigns, forever.

And we do covenant with the said VAN T. BROWN AND WIFE, ANNE B. BROWN, 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, the grantors, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 22 day of September, 1959

N. C. Dunn, Jr.
N. C. Dunn, Jr.,
Ruth B. Dunn
Ruth B. Dunn

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named N. C. DUNN, JR., AND WIFE, RUTH B. DUNN, 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 24 day of September, 1959

Commission expires 4/24/62

L. D. Richards
Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

52905

FROM N. C. DUNN, JR., ET UX.

TO VAN T. BROWN, ET UX.

PLEASE PUT IN TITLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of SEP A.D. 1959 at 2:16 o'clock P M.
Noted in Book 9 Page 152
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES P. WILSON, Register

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