BK 2962

Book 2962 Page 546

For and in consideration of the sum of Ten and no/100----------
----------($10.00)----------DOLLARS
cash in hand paid by Robert L. Brown, our son, receipt of which is hereby acknowledged, and of the love and affection which we bear toward our son, Robert L. Brown and his wife, Helen D. Brown,

we, Ollie J. Brown and wife, Lockie Brown
have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Brown and wife, Helen D. Brown, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by J. P. Gallaher, March 10, 1959, as follows:
Beginning on the westerly margin of Old Hickory Boulevard at the southerly line of the property conveyed to J. Frank Baker and wife, by deed from Ela E. Crunk, of record in book 2245, page 556, Register's Office for said county; thence with the southerly line of said Baker property, north 62° 45' west 208.5 feet; thence south 22½° west 208.5 feet; thence south 62° 45' east 208.5 feet to the westerly margin of Old Hickory Boulevard; thence with same, north 22½° east 208.5 feet to the beginning, containing 1 acre, more or less.
Being part of the real property conveyed to Ollie J. Brown and wife, Lockie Brown, by deed from Clarence Dudley Taylor and wife, dated August 15, 1948, filed August 30, 1948, and recorded in book 1636, page 418, 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 Robert L. Brown and wife, Helen D. Brown
their heirs and assigns, forever.

And we do covenant with the said Robert L. Brown and wife, Helen D. 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., except for taxes for the year 1959 to be assumed by purchasers.

And we, Ollie J. Brown and wife, Lockie 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 Robert L. Brown and wife, Helen D. Brown
their heirs and assigns against the lawful claims of all persons, whomsoever.
Witness our hand s this 30th day of September, 1959, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ollie J Brown
Lockie Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L.R. Grimes Jr, a Notary Public in and for said County and State, Ollie J. Brown and wife Lockie Brown
the within named bargainers, 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 30th day of October, 1959.

L.R. Grimes, Jr Notary Public

MY COMMISSION EXPIRES OCT. 24, 1961

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of Oct. A.D. 1959 at 9:55 o'clock A.M.
Noted by Book
Recorded in Book 2962 Page 546
Recording Fee $1.00
JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

36 WARRANTY DEED
FROM
Ollie J. Brown, et ux
TO
Robert L. Brown, et ux
5:3848

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