BK 2998

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00)**********

**********DOLLARS

And other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged, I, Susie Payne, formerly Susie Smiley,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** James E. Brooks and wife, Helen R. Brooks,

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

Being Lot #9 and the westerly 12½ feet of Lot #8, in Block "C" of the Plan of Fish University Place, of record in Book 421, page 5, Register's Office for said County.

Said Lot #9 and the westerly 12½ feet of Lot #8 front together 37½ feet on the southerly side of Clare Street and run back between parallel lines 177 feet to an alley.

Being part of the same property conveyed to Susie Smiley (Now Susie Payne) by deed from Warren P. Sloan and wife, Erma D. Sloan, of record in Book 555, page 210, Register's Office, 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 James E. Brooks and wife, Helen R. Brooks,

their **heirs and assigns, forever.**

And I **do covenant with the said** James E. Brooks and wife, Helen R. Brooks

that I **am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.** except State County and City Taxes for the years 1957, 1958 and 1959.

And I, Susie Payne,

do further covenant and bind myself, my **heirs and representatives, to warrant and forever defend the title to the said land to the said** James E. Brooks and wife, Helen R. Brooks,

their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness my **hand this** 22nd **day of** December, 1959

Susie Payne

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Robert L. Taylor, **a Notary Public in and for said County and State, the within named** Susie Payne

the bargainor, with whom I am personally acquainted, and who acknowledged that she **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this 22 **day of** December, 1959

Robert L. Taylor
Notary Public

Commission expires Oct. 27, 1962

PG 115