BK 2998

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of One and no/100 ($1.00) DOLLARS

and other good and valuable consideration, and the assumption of the balance $4,996.00 of a note secured by a vendor's lien as shown of record in Book 2454, page 425, Register's Office, Davidsnn Cuunty, Tennessee.

John B. Brooks, an unmarried man

have bargained and sold, and by these presents do transfer and convey unto the said Clarence Preston

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

Being the westerly 50 feet of the easterly 100 feet of the southerly 120 feet of Lot No. 27 on the Waverly Land Company's Plan of Lots, called Waverly Place as of record in Book 57, pages 94 and 95, of the Register's Office for said County. Said part of Lot No. 27 fronts 50 feet on the northerly side of Grove Avenue and runs back between parallel lines, parallel with and 50 feet west of the westerly margin of Hillside Avenue, 120 feet to a dead line.
Being the same property conveyed to John B. Brooks by deed of record in Book 2741, page 517, R. O. D. C. 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 Clarence Preston

his heirs and assigns, forever.

And I do covenant with the said Clarence Preston

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 for lien above mentioned.

And I

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Clarence Preston

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

Witness my hand ~~and~~ this 26 day of October, 1959

John B. Brooks

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