BK 2998

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, receipt of which is hereby acknowledged, we, CHARLES N. BROWN AND EDGAR S. BROWN

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES N. BROWN AND WIFE, BEATRICE N. BROWN

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

Being in the 4th Civil District in what is known as DuPontonia, described as follows: BEGINNING at a point in the southerly right of way line of the Tennessee Central Railway Company's Old Hickory main track, said point being 100 feet west of the west line of 24th Street in DuPontonia if produced and 50 feet southerly at right angles to the center line of said Old Hickory main track; thence in a westerly direction 50 feet from and parallel to the center line of said Old Hickory main track 150 feet to a point; thence at right angles in a northerly direction 38-1/2 feet, more or less to a point that is 11-1/2 feet south of the center line of said main track; thence at right angles in an easterly direction 11-1/2 feet from and parallel to the center line of said track 150 feet to a point; thence at right angles in a southerly direction 38-1/2 feet more or less to the point of beginning, together with the easement granted by Tennessee Central Railway Company, of record in Book 2937, page 100, being subject to the agreement relative to the use of the same as set forth in said instrument.

Being part of the property conveyed to Charles N. Brown and Edgar S. Brown, by deed from Tennessee Central Railway Company, of record in Book 2937, page 100, 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 CHARLES N. BROWN AND WIFE, BEATRICE N. BROWN

their heirs and assigns, forever.

And we do covenant with the said CHARLES N. BROWN AND WIFE, BEATRICE N. 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

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

Witness our hand s this 21 day of August, 1967

Charles N. Brown

Edgar S. Brown

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Jack Payne, a Notary Public in and for said County and State, the within named Charles N. Brown and Edgar S. Brown

the bargainer 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 Old Hickory, Tennessee, this 21st day of August, 1967

My commission expires 5/19/63

Jack Payne
Notary Public

Warranty Deed

G-131092 DBS

From 66294

CHARLES N. BROWN, et al

To

CHARLES N. BROWN, ET UX

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record 31 day of Aug. A.D. 1967 at 2:45 P.M.
Noted in Book 2998 Page 604
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JAMES D. WILSON, Register
By

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