BK 3026

81

WARRANTY DEED

For and in consideration of the sum of ($16,500.00)
Sixteen Thousand Five Hundred and no/100 ---------- *DOLLARS*

cash in hand paid, receipt of which is hereby acknowledged, we,

Newell G. Brown and wife, Jane E. Brown,

have bargained and sold, and by these presents do transfer and convey unto the said
Mrs. Alma Jones
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 4 on the Plan of Pickett Heights, Section I, of record in Book 2331, page 37, Register's Office for said County.

Said Lot No. 4 fronts 133 feet on the east side of Howse Avenue and runs back 299 feet on the north line and 315.2 feet on the south line to a dead line in the rear on which it measures 134.1 feet.

Being the same property conveyed to Newell G. Brown and wife, Jane E. Brown, by deed from Maggie Chapman Pickett, of record in Book 2747, page 155, 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 Mrs. Alma Jones,
her *heirs and assigns, forever.*

And we *do covenant with the said* Mrs. Alma Jones
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 1959 Taxes and Deed of Trust of record in Book 2920, page 629, to be paid by grantor.

And we, Newell G. Brown and wife, Jane E. 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* Mrs. Alma Jones,
her *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hand* s *this* 20 *day of* Jan, 19 60, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Newell G. Brown
Jane E. Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles O'Hoter, *a Notary Public in and for said County and State,* Newell G. Brown and wife, Jane E. Brown,
the within bargainor 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 Nashville, Tennessee,
this 20 *day of* Jan, 19 60.

Charles O'Hoter *Notary Public*

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Commission expires OCT 29 1960

PG 81