BK 3026

WARRANTY DEED

For and in consideration of the sum of six thousand and no/100----------
----------($6,000.00)-------*DOLLARS*
cash in hand paid by B. N. Brittain and wife, Willie Mai Brittain, the receipt of which is hereby acknowledged,

I, Dorothy E. Pack Brown,
have bargained and sold, and by these presents do transfer and convey unto the said B. N. Brittain and wife, Willie Mai Brittain, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot No. 42 of the William Lee Subdivision of the Roth property, as of record in book 1130, page 67, Register's Office for said County. Said lot No. 42 fronts 60 feet on the southerly side of Morton Avenue and runs back between parallel lines 185 feet to a dead line.

Being the same real property conveyed to Dorothy E. Pack by deeds from John W. Cooper, Jr. and wife, dated August 3, 1948, filed August 16, 1948, and recorded in book 1635, page 55, and from Noel Pack, dated December 12, 1950, filed January 16, 1951, and recorded in book 1938, page 249, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises and 35-foot building setback line from Morton Avenue, as shown on plan of record in book 1130, page 67, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1300, page 572, said Register's Office.

The said Dorothy E. Pack Brown and Dorothy E. Pack being one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said B. N. Brittain and wife, Willie Mai Brittain, their
heirs and assigns, forever.

And I *do covenant with the said* B. N. Brittain and wife, Willie Mai Brittain
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 taxes for the year 1960 which are prorated and assumed by the purchasers.

And I, Dorothy E. Pack Brown,
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* B. N. Brittain and wife, Willie Mai Brittain
their *heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness my *hand this* 21st *day of* January, *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.*

Dorothy E. Pack 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,* Dorothy E. Pack Brown

the within named 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 Nashville, *Tennessee, this* 21st *day of* January, *19* 60.

L. R. Grimes, Jr. *Notary Public*

Commission expires MY COMMISSION EXPIRES OCT. 24, 1961

PG 177