BK 3027

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND AND NO/100---------- ----------($9,000.00)---------- DOLLARS

Cash in hand paid by Arthur B. Brown and wife, Ruby Ann Brown, the receipt of which is hereby acknowledged,

SHELBY DEVELOPMENT COMPANY
A Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Arthur B. Brown and wife, Ruby Ann Brown, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 71 on the Map of Shelby Heights Subdivision, Section I, Revised, as of record in Book 2330, page 171, Register's Office for Davidson County, Tenn.

Said Lot No. 71 fronts 60.0 feet on the westerly margin of South 14th Street and ~~extends back 109.0 feet on the northerly line and 111.9 feet on the southerly line~~ to a dead line, measuring 60.1 feet thereon.

Being a part of the property conveyed to Shelby Development Company by warranty deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, as of record in Book 2855, page 295, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set-back lines which are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arthur B. Brown and wife, Ruby Ann Brown, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Arthur B. Brown and wife, Ruby Ann Brown, that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Shelby Development Company do further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Arthur B. Brown and wife, Ruby Ann Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, SHELBY DEVELOPMENT COMPANY, A Corporation aforesaid has ~~Witness my hand this day of~~ caused this instrument to be executed by its duly authorized officers this 28th day of Jan. 1960.

~~ATTEST:~~ ~~SHELBY DEVELOPMENT COMPANY~~

Evelyn Strasser
Evelyn Strasser, Secretary

~~BY:~~ W. L. Bainbridge, Jr.
W. L. Bainbridge, Jr., President

(Corporation Acting Without Seal)

~~STATE OF TENNESSEE~~
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office, this _____ day of _____, 19__

Commission expires _____

_____
Notary Public

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