BK 3028

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ---------Ten and No/100----------

----------$10.00----------DOLLARS

Cash in hand and other good and valuable considerations, the receipt of which is hereby acknowledged, and in addition this conveyance is made subject to the hereinafter described indebtness to wit: the unpaid balance of Deed of Trust executed by Adron D. Greene and Wife, Eva T. Greene to Herschel Greer, Trustee, to secure to Guaranty Mortgage Co. the payment of one note in the orginal principal amount of $7,650.00.

James H. Brewer and wife, Elizabeth P. Brewer have bargained and sold, and by these presents do transfer and convey unto the said Virgil W. Williams and Wife, Frances W. Williams their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1, on the Map of Neese Heights, as of record in Book 1424, Page 114, REgister's Office for said County, described as follows, to-wit:

BEGINNING at a point in the westerly margin of Glencliff Road, the common corner of Lots 1 and 2; thence in a westerly direction along the common boundary line of said lots 196.88 feet to a point in the boundary line of Lot 26, the common corners of Lots 1 and 2; thence northerly aling the easterly boundary line of Lot 26, 88.42 feet to a point, the common corners of Lots 1 and 26; thence South 88° 07' East along the northerly boundary line of Lot 1, 156.36 feet to a point in said boundary line, the northwest corner of the triangular tract conveyed by Adron D. Greene and Wife, to the State of Tennessee, as of record in Book 2924, Page 623, REgister's Office for said County; thence aling the southerly curved line of said tract, 60 feet to a point in the margin of Glencliff Road, the southerly corner of said tract and 45 feet south of the northeast corner of Lot No. 1; thence southerly along the margin of Glencliff Road 53.10 feet to the point of beginning.

Being the same property conveyed to James H. Brewer and Wife, Elizabeth P. Brewer by deed from Adron D. Greene and Wife, Eva T. Greene, of record in Book 2964, Page 399, Register's Office for Davidson County, 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 Virgil W. Williams and Wife, Frances W. Williams their heirs and assigns, forever.

And we do covenant with the said Virgil W. Williams and Wife, Frances W. Williams, 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 as heretofore shown.

And we, James H. Brewer and Wife, Elizabeth P. Brewer do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Virgil W. Williams and Wife, Frances W. Williams, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 29 day of January, 1960

James H. Brewer

Elizabeth P. Brewer

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