BK 3029

For and in consideration of the sum of ($ 10.00)
---Ten and no/100--- DOLLARS
paid to us by W. M. Stinson and wife Sadie S. Stinson, the receipt of which is hereby acknowledged

we, Richmond O. Brown and wife Katherine L. Brown

have bargained and sold, and by these presents do transfer and convey unto the said W. M. Stinson and wife Sadie S. Stinson

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 Lot No.249 on the Map of Section Three, Crieve Hall Estates, as of record in Book 2133, page 59, Register's Office for said County.
Said Lot No.249 fronts 139.13 feet on the west side of Trousdale Drive, and runs back between lines 243.4 feet on the north line and 129.5 feet on the south line to a dead line in the rear on which it measures 202.2 feet.
Being the same property conveyed to Richmond O. Brown and wife, Katherine L. Brown, by deed from Joseph D. Horton and wife, as of record in Book 2293, page 182, said Register's Office.
Subject to restrictions recorded July 28, 1953, in Book 2154, page 326.
The recorded plan shows an Owner's Certificate, a 50-foot set-back line from Trousdale Drive, a 10-foot easement along the rear of the lot, and an easement 2.5 feet on Trousdale Drive, for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. M. Stinson and wife Sadie S. Stinson their heirs and assigns, forever.

And we do covenant with the said W. M. Stinson and wife Sadie S. Stinson 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. 1960 taxes are assumed by grantees herein
And we, Richmond O. Brown and wife Katherine L. 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 W. M. Stinson and wife Sadie S. Stinson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 15th day of February 1960

Katherine L. Brown Richmond O. Brown

STATE OF ~~TENNESSEE~~ TEXAS
McLennan
DAVIDSON COUNTY

Personally appeared before me, Max H. Johnson, a Notary Public in and for said County and State, the within named Richmond O. Brown and wife Katherine L. Brown

the 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 Waco, ~~Tenn.~~ McLennan, Texas this 16th day of February, 1960

Commission expires June 1, 1961

Max H. Johnson
Notary Public

Warranty Deed

From RICHMOND O. BROWN
KATHERINE L. BROWN

To W.M. STINSON
SADIE S. STINSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of FEB A.D. 1960 at 12:30 o'clock M.
Noted in Book 4154 Page 147
Recorded in Book 3029 Page 307
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible]
Tax Fee

72530

OMPANY

BK 3029 PG 307