WARRANTY DEED TOM G. COLEMAN, FORM

For and in consideration of the sum of Ten and no/100 - ($10.00) DOLLARS, cash in hand* paid to the seller by the purchaser the receipt of which is hereby acknowledged and in addition this conveyance is made subject to an indebtedness secured by a written lien of record in Book 2772, page 587; Book ____, page ____, Register's Office for Davidson County, Tennessee.
* and other good and valuable considerations

Mildred Patton and husband, Howard William Patton,

hereinafter called the Seller, has bargained and sold, and by these presents does transfer and convey unto Edward H. Brakebill and wife, Hazel I. Brakebill,

hereinafter called the Buyer, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 48 on the Plan of Morrow Meadows, Section I, Revised, of record in Book 2083, page 105, Register's Office for said County.-

Said Lot No. 48 fronts 50 feet on the easterly side of Delray Drive and runs back 114 feet on the northerly line and 112 feet on the southerly line to a dead line in the rear on which it measures 50.04 feet.

Being the same property conveyed to Mildred Patton and husband, Howard William Patton, by deed from George A. Street and wife, Betty R. Street, of record in Book 2753, page 59, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants and easements of record in the 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 Seller, his heirs, successors, and assigns, forever.

And the Seller covenants with the said Buyer that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered. Except as aforesaid in the consideration clause and for the current year's land taxes.

And the Seller covenants and binds himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Buyer, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

The word "Seller" when used, is meant to include the Grantor or Grantors named in the conveying clause of this deed.

The word "Buyer" when used, is meant to include the Grantee or Grantees named in the conveying clause of this deed.

Whatever gender used shall be construed to mean any gender.

Witness our hands this 9th day of March, 1960.

Mildred Patton

Howard William Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Tom G. Coleman, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Mildred Patton and husband, Howard William Patton, 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 Nashville, Tennessee, this, the 9th day of March 1960.

Tom G. Coleman, Jr.
Notary Public

My commission expires: Nov. 13, 1960

75091

WARRANTY DEED

From Mildred Patton et al

To Edward H. Brakebill et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAR A.D. 1960 at 3:52 o'clock P M.
Noted in Book 95 Page 368
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M M [illegible] Dep. Reg.

Tom Coleman