K 3035

DEED.

FOR AND IN CONSIDERATION of the love and affection which I have for my wife, Margaret S. Brown, I, R. SCLATER BROWN, of Nashville, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said MARGARET S. BROWN, her heirs and assigns, all of my right, title and interest in certain tracts or parcels of land located in Davidson County, Tennessee, and described as follows:

Being parts of lots Nos. 1 and 2 on the Plan of Johnson Bransford's Subdivision of Parts of lots 1, 2, 3 and 5 in the subdivision of Parts of lots 1, 2 and 44 in the subdivision of Deer Park, Belle Meade as of record in Book 421, page 153, Register's Office for Davidson County and described as follows:

Beginning at a point on the northerly margin of Jackson Boulevard, 40 feet east of the common corner of Lots 1 and 2 on both plans referred to, and running thence in a westerly direction and with the northerly margin of Jackson Boulevard, 190 feet to a point, which is shown to be 468 feet southeasterly from Harding Road, and is the southwest corner of said Lot No. 1 on the Plan in Book 421, Page 153, above referred to; thence in a northeasterly direction and along the west line of said Lot 1 and the easterly part of the lot conveyed to Mamie B. Ewing by deed of record in Book 498, Page 320, said Register's Office, 330 feet to a point in her easterly line; thence eastwardly parallel with the northerly line of said Lot No. 1, 84.63 feet, more or less, to a point in the north line of said Lot 1; thence with the north line of said Lot 1, and of Lot 2, eastwardly 58.9 feet; thence from this point in the North line of Lot 2, southwardly 307 feet more or less to the point of beginning.

Being the same property conveyed to R. Sclater Brown and Margaret S. Brown, by deed from Edith Brooks, recorded in Book 2100, Page 445, R. O. D. C., Tennessee.

The title to the above described land is now held in the name of R. Sclater Brown and Margaret S. Brown as tenants by the entirety, and it is my intention to convey all of my interest to Margaret S. Brown, so that she will hold the complete title to the above described land in her name in fee simple.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging, to the said Margaret S. Brown, her heirs and assigns, forever.

And I, R. SCLATER BROWN, do covenant with the said MARGARET S. BROWN, her heirs and assigns, that I am lawfully seized and possessed of the above described interest in said land, that I have a good right to convey it, and that the same is unencumbered.

And I, R.SCLATER 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 MARGARET S. BROWN, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 24th day of March, 1960.

R Sclater Brown

PG 79