K 3071

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Five ($5.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Birdie M. Lester and Marjorie E. Lester Richardson have bargained and sold, and by these presents do transfer and convey unto the said George Brown and wife, Wilhelmina Brown 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. 18 on the Plan of A. B. Hill's Subdivision of the Plant Lands, as of record in Book No. 332, page 65, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the southerly side of Acklen Avenue, and runs back, between parallel lines, 153 feet to an alley.

Said property was devised to Birdie M. Lester and Marjorie E. Lester, under the Will of Evan T. Lester, deceased, probated February 15, 1949, and recorded in Will Book 63, page 209, County Court for said County.

The said Marjorie E. Lester and Marjorie E. Lester Richardson is one and the same person.

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

And we do covenant with the said George Brown and wife, Wilhelmina Brown 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 by taxes for the year 1960 which have been pro-rated and assumed by the Grantees.

And we, Birdie M. Lester and Marjorie E. Lester Richardson do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George Brown and wife, Wilhelmina Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands, this 28rd day of April, 1960

Birdie M Lester

Marjorie E. Lester Richardson

G 383