BK 3101

WARRANTY DEED

For and in consideration of the sum of one thousand, two hundred, fifty and no/100 ----------($1,250.00)----- *DOLLARS* cash in hand paid by Brode Pruett, Jr. and wife, Jean Wiseman Pruett, the receipt of which is hereby acknowledged,

we, Frank H. Alley and wife, Elma C. Alley *have bargained and sold, and by these presents do transfer and convey unto the said* Brode Pruett, Jr. and wife Jean Wiseman Pruett, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 170 on the plan of the Lindsley Home Place, as of record in plan book 2, page 92, Chancery Court, at Nashville.
Said lot No. 170 fronts 50 feet on the northerly side of Boscobel Street, and runs back between parallel lines 150 feet to an alley.
Being part of the real property conveyed to Frank H. Alley by deed from S. P. Holt and wife dated October 29, 1948, filed November 1, 1948, and recorded in book 1644, page 187, said Register's Office.
This conveyance is made subject to an easement of record in book 1755, page 12, and book 1809, page 480, said Register's Office, plans of which are shown on page 13 of book 1755 and page 481 of book 1809.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brode Pruett, Jr. and wife, Jean Wiseman Pruett, their *heirs and assigns, forever.*

And we *do covenant with the said* Brode Pruett, Jr. and wife Jean Wiseman Pruett *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 for taxes for the year 1960 which are prorated and assumed by the grantees.

1960 to be paid by Grantors

And we, Frank H. Alley and wife, Elma C. Alley *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Brode Pruett, Jr. and wife, Jean Wiseman Pruett, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 19th *day of* July, 1960, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frank H. Alley

Elma C. Alley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. R. Grimes Jr, *a Notary Public in and for said County and State,* Frank H. Alley and wife Elma C. Alley

the within named 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* 19th *day of* July, 1960.

L. R. Grimes, Jr *Notary Public*

Commission expires MY COMMISSION EXPIRES OCT. 24, 1961

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