K 3103

REAU E. FOLK, JR., FORM

WARRANTY DEED G-78283

For and in consideration of the sum of TEN AND NO/100 *****

DOLLARS ($ 10.00),

cash in hand paid by Carl W. Davis and wife, Laura S. Davis, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the grantees herein, and their agreement to pay the outstanding indebtedness secured by a deed of trust of record in Book 2819, page 437, Register's Office for Davidson County, Tennessee,

RICHARD LEONARD BROWN and wife, CLARA W. BROWN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

CARL W. DAVIS and wife, LAURA S. DAVIS,

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

Land in Davidson County, Tennessee, being Lot No. 488 on the Plan of Bellshire Estates, Section B, of record in Book 2331, page 128, Register's Office for said County.

Beginning at a point in the south margin of Bell Grimes Lane, at the corner of Lots 487 and 488, thence with the line between said lots, southerly 250 feet to a corner of Lot 486, thence with the line between lots 486 and 488 southeasterly 129.7 feet to the line of Lot 461; thence along line of said Lot and Lot 463 northeasterly 180 feet to a corner of Lot 464; thence with line between Lots 464 and 488, northeasterly 131 feet to a corner of Lot 466; thence with line between Lots 466 and 488, northerly 93.7 feet to the south margin of Bell Grimes Lane; thence with margin of the same, westerly 254.6 feet to the beginning.

Being the same property conveyed to Richard Leonard Brown and wife, Clara W. Brown, by deed from Thomas W. Beaty, of record in Book 2798, page 233, said Register's Office.

This conveyance is subject to restrictive covenants, of record in Book 2542, page 415, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as stated above, and for 1960 taxes, which have been prorated and assumed.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 3 day of August, 19 60

Richard Leonard Brown

Clara W. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Richard Leonard Brown and wife, Clara W. 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 Nashville, Tennessee, this, the 3 day of August, 19 60

My commission expires: May 28, 1963

William A. Hagewood
Notary Public
State At Large

WARRANTY DEED
WDH
From
RICHARD LEONARD BROWN ET UX
To
CARL W. DAVIS ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of AUG A.D. 1960
at 12:45 o'clock P.M.
Noted in Book 96 Page 422
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mary Smalley D.C.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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