BK 3105

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Three Hundred and No/100 ------ ----------($13,300.00) ----------DOLLARS

Cash in hand paid by Viktor Rode and wife, Helen V. Rode, the receipt of which is hereby acknowledged,

BROWNLEE HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said Viktor Rode and wife, Helen V. Rode

their ~~his~~ 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. 20 on the Map of Haywood Acres Subdivision, Section 1, as of record in Book 2900, page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 167 feet on the easterly side of Margo Lane and extends back between lines 285 feet on the northerly line and 205 feet on the southerly line to a dead line in the rear, measuring 185.05 feet thereon.

Being part of the property conveyed to Brownlee Homes, Inc., by deed from Shufeld Company, of record in Book 3071, page 161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Viktor Rode and wife, Helen V. Rode

their ~~his~~ heirs and assigns, forever.

And it does ~~he~~ covenant with the said Viktor Rode and wife, Helen V. Rode

that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1960 taxes which have been prorated and are hereby assumed by the purchasers.

And Brownlee Homes, Inc.

do/es further covenant and bind itself, its successors ~~his~~ and representatives, to warrant and forever defend the title to the said land to the said Viktor Rode and wife, Helen V. Rode,

their ~~his~~ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF BROWNLEE HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 18th day of August 1960.

Attest:

Alfred Shepard, Secty-Treasurer

BROWNLEE HOMES, INC.,

By: Sidney Averbuch

Sidney Averbuch, President

PG 605