K 3128

WARRANTY DEED

For and in consideration of the sum of ----------TEN AND NO/100 ($10.00)---------- **DOLLARS**
Cash in hand paid, and other valuable considerations, the receipt of which is hereby acknowledged,

We, Robert G. McAdams and wife, Sue T. McAdams,
have bargained and sold, and by these presents do transfer and convey unto the said John A. Brunner and wife, Madeline C. Brunner,
their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Being the southerly one-half of the northerly one-half of lot No. 2 on the plan of Richard Cross' Subdivision of lots Nos. 29 and 30 (being part of lot No. 30) in the Original Plan of Nashville, said plan of subdivision is of record in Will Book 9, Page 75, County Court for said County.

Beginning on the westerly margin of 2nd Avenue North, as widened, 85 feet northwardly from the northerly margin of Broad Street; thence with the westerly margin of 2nd Avenue North, northwardly 20 feet; thence westwardly 85 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 20 feet; thence eastwardly 85 feet, more or less, to the beginning.

Being the same real property conveyed to Robert G. McAdams and wife, Sue T. McAdams, by deed from A. J. Yeargin et ux., dated August 10, 1946, filed September 16, 1946, and recorded in book 1417, page 199, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John A. Brunner and wife, Madeline C. Brunner,
their **heirs and assigns, forever.**

And we **do covenant with the said** John A. Brunner and wife, Madeline C. Brunner,
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 1960 taxes which have been prorated and assumed by Grantees.

And we, Robert G. McAdams and wife, Sue T. McAdams,
do further covenant and bind ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** John A. Brunner and wife, Madeline C. Brunner,
their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 31st **day of** August, **19**60.

Robert G. McAdams

Sue T. McAdams

STATE OF TENNESSEE
Davidson County

Personally appeared before me, N. S. Myers, **a Notary Public in and for said County and State, the within named** Robert G. McAdams and wife, Sue T. McAdams,
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 office, this 31 **day of** August, **19**60.

Commission expires NOV. 30 1963

N. S. Myers
Notary Public

DAVIDSON COUNTY

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