BK 3133

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WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Four Thousand Seven Hundred Fifty - - - - ($4,750.00) - DOLLARS cash in hand paid to Marion K.Perry Brown by Mattie Gregory Black, the receipt of which is hereby acknowledged, I, Marion K. Perry Brown,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Mattie Gregory Black, her _____ 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. 9 in A.Y. Stevens' Subdivision of lot No. 16 of Owen's Buena Vista Plan, as of record in Book 57, page 129, Register's Office for said County.

Said lot No. 9 fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines 135 feet to an alley.

Being the same real property conveyed to Marion K. Perry by deed from Jas.E. Covington, Clerk and Master, dated December 12, 1946, filed December 12,1946, and recorded in Book 1428, page 181, said Register's Office. The said Marion K.Perry has since remarried and is now Marion K. Perry Brown, the Grantor herein.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mattie Gregory Black, her _____ heirs and assigns, forever.

And I do covenant with the said Mattie Gregory Black _____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except by applicable zoning regulations and laws and by taxes for the year 1960 which have been pro-rated between the parties hereto and assumed by Grantee.

And I, Marion K. Perry Brown, _____ do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Mattie Gregory Black, her _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30 day of September, 1960.

Mrs. Marion K. Perry Brown

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