BK 3159

REAU E. FOLK, JR., FORM

WARRANTY DEED

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

WALTER H. GILES and wife, DEMETRA GILES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto L. B. BRAKE AND WIFE, MATTIE MAE BRAKE

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:

Being the east 50 feet of Lot No. 23 on the Map of East Hill Addition, as of record in Book 332, page 33, Register's Office for said County.

Said part of said lot fronts 50 feet on the north side of West Delmas Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Walter H. Giles and wife, Demetra Giles, by deed from Robert Santini and wife, Frances Santini, of record in Book 3066, page 61, said Register's Office.

This conveyance is made subject to a deed of trust of record in Book 2534, page 63, 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.

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 12th day of November, 19 60

Walter H. Giles
Demetra Giles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Walter H. Giles and wife, Demetra Giles

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 12th day of November, 19 60. Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

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

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day of Nov A.D. 1960 at 10:23 o'clock A.M.
Noted in Book 4172 Page 283
Recorded in Book 4172 Page 396
Recording Fee $
JAMES P. WILSON, Register
By [illegible] D.C.

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WARRANTY DEED
CB&F
From WALTER H. GILES
To L. B. BRAKE etux,
11983

PG 396