BK 3159

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and no/100----------

----------DOLLARS

and other good and valuable consideration cash in hand paid by E. T. Sparks Jr. and wife, Margaret C. Sparks, receipt of all of which is hereby acknowledged:

We, J. R. Brennan and wife, Virginia Elizabeth Brennan have bargained and sold, and by these presents do transfer and convey unto the said E. T. Sparks Jr. and wife, Margaret C. Sparks their 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. 26 and the easterly half of Lot No. 25 of Block "A", on the Map of Inglewood Golf Club Estates, as of record in Book 843, page 98, Register's Office for said County.

Said Lot No. 26 and part of Lot No. 25 front together 90 feet on the northerly side of Williams Ferry Road and run back from the center of said road, between parallel lines 198 feet to a dead line.

Being the same property conveyed to J. R. Brennan and wife, Virginia Elizabeth Brennan, by deed from W. H. Hutton and wife, Nona Mincey Hutton, of record in Book 1290, page 380, Register's Office for Davidson County, Tennessee.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said E. T. Sparks Jr. and wife, Margaret C. Sparks their heirs and assigns, forever.

And we do covenant with the said E. T. Sparks Jr. and wife, Margaret C. Sparks 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.

And we, J. R. Brennan and wife, Virginia Elizabeth Brennan do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. T. Sparks Jr. and wife, Margaret C. Sparks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 11th day of November, 19 60

J. R. Brennan

Virginia Elizabeth Brennan

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