K 3177

For and in consideration of the sum of Five Hundred ($500.00)
DOLLARS
cash in hand paid the receipt of which is hereby acknowledged, and the assumption by the grantees of the January 1961 payment and the principal balance of $11,440.91 on the mortgage indebtedness hald by Kimbrough-Phillips Company which is a deed of trust of record in book 2871, page 339 of the Register's Office for Davidson County, Tennessee,

We, Jimmy W. Brooks and wife, Thelma E. Brooks

have bargained and sold, and by these presents do transfer and convey unto the said Lyman D. Anglea and wife, Margie K. Anglea, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being lot No. 427, on the Plan of Bellshire Estates, Section "B" of record in Book 2331, page 129, Register's Office for said County. Said lot No. 427 fronts 172 feet on the southeasterly side of Banbury Drive and extends back 328.7 feet on the northeasterly line, and 313.2 feet on the southwesterly line to a dead line in the rear, measuring 80 feet thereon.
Being the same property conveyed to Jimmy W. Brooks and wife, Thelma E. Brooks, by deed from Gaines and Gregory Construction Company, Inc., of record in book 2855, page 79, 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 said Lyman D. Anglea and wife, Margie K. Anglea, their *heirs and assigns, forever.*

And we *do covenant with the said* Lyman D. Anglea and wife, Margie K. Anglea *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 for the above mortgage and 1961 taxes, which is taken care of by an escrow account which passes to the grantees.

And we, Jimmy W. Brooks and wife, Thelma E. Brooks *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lyman D. Anglea and wife, Margie K. Anglea, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s, *this* 9th *day of* January 1961 ~~, 19~~ ~~the corporate party, if used its name to be signed hereto by its duly authorized officers on said day and date.~~

Jimmy W. Brooks
Thelma E. Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. F. MCCUGIN *a Notary Public in and for said County and State* Jimmy W. Brooks and wife, Thelma E. Brooks

*the within named 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 in Nashville, Davidson County, *Tennessee, this* 9th *day of* January 1961 *19*

L F McCugin *Notary Public*

Commission expires 2-21-64

20884
WARRANTY DEED
FROM Jimmy W. Brooks, et ux
TO Lyman D. Anglea, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Jan 9 A.D. 1961
at 1:20 o'clock PM
Noted in Book 2871 Page 339
Recorded in Book 2871 Page 339
Recording Fee $1.10
JAMES P. WILSON, Register
By [illegible] D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

PG 195