K 3177

WARRANTY DEED G-7790 REAU E. FOLK, JR., FORM

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,

MARY M. McADOO,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM PAUL BROWN and wife, MATTIE SUE BROWN,

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 westerly 50 feet front of Lot No. 109 on the Waverly Land Company's Plan of Lots, as of record in Book 57, page 95, said Register's Office.

Said part of Lot No. 109 fronts 50 feet on the southerly side of Acklen, formerly Kirkman Avenue, and runs back 250 feet to an alley measuring 38.5 feet thereon.

Being the same property conveyed to Mary M. McAdoo by deed from Earline Meadors, Robert M. Meadors and Jessie Meadors, of record in Book 2997, page 451, said Register's Office.

This conveyance is made subject to restrictive covenants, of record in Book 221, page 358, said Register's Office.

This conveyance is also made subject to a deed of trust, of record in Book 2825, page 13, said Register's Office, to secure a note in the original sum of $5,000.00 to First Federal Savings & Loan Association, the monthly payments on which the Seller herein will continue to make until paid in full.

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 5th day of January 19 61

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 Mary M. McAdoo,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 5th day of January 19 61.

My commission expires: July 23, 1962

Reau E. Folk
Notary Public

WARRANTY DEED
CBLF
From
MARY M. McADOO
21149
To
WILLIAM PAUL BROWN ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 10 day
of JAN A.D. 1961 at 12:22 o'clock P.M.
Noted in Book 97 Page 249
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register

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

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