BK 3177

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of One Dollar ($1.00)---------- DOLLARS

Cash in hand paid by Leroy C. Brown and wife Charlotte P. Brown. and for love and affection which we bear toward the grantees we. R. W. Pettigrew and wife, Belle H. Pettigrew. parents of Charlotte P. Brown

_____ have bargained and sold, and by these presents do transfer and convey unto the said Leroy C. Brown and wife Charlotte P. Brown

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 22 on the Map of McGavock Heights, Section III. as of record in Book 2330, page 102, Register's Office for Davidson County. Tennessee.

Said Lot No. 22 fronts 220 feet on the north side of Joya Drive and extends back between lines 202.6 feet on the east line and 202.1 feet on the west line to a dead line in the rear on which it measures 220.0 feet.

Being the same property conveyed to R. W. Pettigrew and wife Belle H. Pettigrew by deed from Leroy C. Brown and wife Charlotte P. Brown of record in Book 3101. Page 419, Registers' office for said county.

The above described property is conveyed expressly subject to: Restrictive Covenants and easements of record in Book 2602, page 232, and as shown on plan of record in Book 2330, page 102, 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 Leroy C. Brown and wife Charlotte P. Brown, their _____ heirs and assigns, forever.

And we do covenant with the said Leroy C. Brown and wife Charlotte P. Brown 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 by taxes for the year 1960, which are assumed by grantees.

And we, R. W. Pettigrew and wife Belle H. Pettigrew do further covenant and bind ourselves. our heirs and representatives, to warrant and forever defend the title to the said land to the said Leroy C. Brown and wife Charlotte P. Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 30th day of November, 1960

x R W. Pettigrew

x Belle H. Pettigrew

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