K 3177

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and no/100----------DOLLARS

and other good and valuable considerations, cash in hand paid by Burrell L. Allen and wife, Jean P. Allen, the receipt of all of which is hereby acknowledged.

Mid-South Mortgage Corporation, a Tennessee Corporation has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Burrell L. Allen and wife, Jean P. Allen 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. 146 on the Plan of Gra-Mar Acres, Section I, as of record in Book 2133, page 27, Register's Office for said County, described as follows:
Beginning at a point in the westerly margin of Saunders Avenue, the common corner of Lots Nos. 145 and 146; thence westerly with the line between said two lots 118.9 feet to a point, the common rear corner of Lots Nos 146 and 147; thence northerly with the line between said two lots, 150 feet to a point in the southerly margin of Broadmoor Drive; thence easterly with the margin of the same 120 feet to the beginning of a curve; thence southeasterly around said curve 39.27 feet to a point in the westerly margin of said Saunders Avenue; thence southerly with the margin of the same, 162.26 feet to the point of beginning. Being the same property conveyed to Mid-South Mortgage Corporation, by deed from Mid-South Developers, Inc., a Tennessee Corporation, of record in Book 3165, page 81, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 2134, page 54 and amended by instrument of record in Book 2139, page 65, each in 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 Burrell L. Allen and wife, Jean P. Allen their heirs and assigns, forever.

And it does ~~its~~ covenant with the said Burrell L. Allen and wife, Jean P. Allen that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Mid-South Mortgage Corporation does ~~its~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Burrell L. Allen and wife, Jean P. Allen their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Mid-South Mortgage Corporation, has caused this instrument to ~~be~~ executed by its duly authorized officers on this the 27th day of January, 1961.

MID-SOUTH MORTGAGE CORPORATION

ATTEST: Franklin G. Clark
Franklin G. Clark, Secretary

By: Don M. Powell
Don M. Powell, President

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