K 3178

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 - DOLLARS

Cash in hand paid by Roy Brown and wife, Betty Lou Brown, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Suburban Properties, Inc., a Tennessee corporation, has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Roy Brown and wife, Betty Lou 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. 311 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County.

Said lot fronts 80 feet on the northerly side of Pinehurst Drive and runs back 186.84 feet on the easterly line and 190 feet on the westerly line to a dead line in the rear, which is a broken line, on which it measures 81.54 feet.

BEING part of the property conveyed to Suburban Properties, Inc., by deed from Sarah P. Burch and husband. of record in Book 2922, page 394, said Register's Office.

This conveyance is subject to restrictions of record in Book 3131, page 464, R.O.D.C., and also to the recorded plan of record in Book 2900, page 116, Register's Office for said County, which shows certain easements and set-back lines.

The grantee herein assumes and agrees to pay the taxes for 1961.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Roy Brown and wife, Betty Lou Brown, their heirs and assigns, forever.

And Suburban Properties, Inc., does ~~the~~ covenant with the said Roy Brown and wife, Betty Lou Brown, 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, except as mentioned above.

And Suburban Properties, Inc., does further covenant and bind its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Roy Brown and wife, Betty Lou Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Suburban Properties, Inc., has caused this instrument to be ~~Witness hand this day of~~, 19 ~~xx~~ executed by its duly authorized officers on this the 11th day of January, 1961.

ATTEST: SUBURBAN PROPERTIES, INC.

Calvin Cockrill Vice President Maurice Barry President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained. Witness my hand and official seal at..... ....., Tennessee, this.....day of....., 19.....

Commission expires..... Notary Public

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