K 3178

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ——Ten and 0/100——

——$10.00—— **DOLLARS**

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations,including the assumption and agreement, by the grantee's hereinafter mentioned,to pay the balance of an indebtedness of record in Book 2832,page 199,Register's Office,Davidson County,Tennessee,payable to Miller Kimbrough,Trustee,in monthly installments of $63.91 each,said payments include principal and interest at the rate of 4 3/4 per-cent per annum. The balance of said indebtedness,as of Feburary 1,1961 being in the amount of $11,828.59.

Escrow to be transferred to grantee's.

We/Donald B. Holloway/and wife,Betty Jean Holloway **have bargained and sold, and by these presents do transfer and convey unto the said** Franklin D. Bracey and wife,Barbara Katherine Bracey 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 # 453 on the Plan of Bellshire Estates,Section "B",of record in Book 2331,page 128, R.O.D.C.Tennessee.

Said Lot # 453 fronts 109 feet on the southeasterly side of Cheshire Drive and extends back 284.1 feet on the northeasterly line and 355.5 feet on the southwesterly line,which is a broken line,to a dead line,measuring 148 feet thereon.

Being the same property conveyed to Donald B. Holloway/and wife,Betty Jean Holloway by deed from Ira Lynwood,Jr. and wife,Joyce Lynwood of record in Book 2993,page 51, R.O.D.C.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 Franklin D. Bracey and wife,Barbara Katherine Bracey their **heirs and assigns, forever.**

And we/the grantor's **do covenant with the said** grantee's **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 as stated hereon.

And we, Donald B. Holloway/and wife,Betty Jean Holloway **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Franklin D. Bracey and wife,Barbara Katherine Bracey, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hands this** 18 **day of** January, 1961

Donald B Holloway

Betty Jean Holloway

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