K 3178

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged, and in further consideration the grantees, Charles W. Northcutt and wife, Coleen Northcutt, have assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by a deed of trust executed by Robert Leon Brown and wife, Leona L. Brown, to John W. Murphree, Trustee, of record in Book 2932, page 341, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Robert Leon Brown and wife, Leona L. Brown have bargained and sold, and by these presents do transfer and convey unto the said Charles W. Northcutt and wife, Coleen Northcutt 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. 524 on the Plan of Whispering Hills Section II-C, of record in Book 2663, pages 66 and 67, Register's Office for said County.

Said Lot No. 524 fronts 67 feet on the southeasterly side of Lewisdale Court and runs back 302.3 feet on the northwesterly line and 330.1 feet on the southeasterly line to a dead line, which is a broken line on which it measures 142 feet.

Being the same property conveyed to Robert Leon Brown and wife, Leona L. Brown, by deed from Banner Construction Company of record in Book 2906, page 459, 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 Charles W. Northcutt and wife, Coleen Northcutt their heirs and assigns, forever.

And we do covenant with the said Charles W. Northcutt and wife, Coleen Northcutt 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 here in above set out.

And we, Robert Leon Brown and wife, Leona L. Brown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles W. Northcutt and wife, Coleen Northcutt their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 23rd day of January, 1961

Robert Leon Brown

Leona L. Brown

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