K 3183

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Thousand Five Hundred and No/100 ----------
----------($10,500.00) ----------DOLLARS
Cash in hand paid by Blanche R. Brown, the receipt of which is hereby acknowledged, I,

Hazel Coate Rose, a widow

have bargained and sold, and by these presents do transfer and convey unto the said Blanche R. Brown

her 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. 28 on the Map of Lenox Place, as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the easterly side of 18th Avenue South, formerly Baxter Avenue, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Hazel Coate Rose by deed from Granberry Jackson and wife, of record in Book 512, page 55, 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 Blanche R. Brown

her heirs and assigns, forever.

And I do covenant with the said Blanche R. Brown

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1961 taxes which have been prorated and are hereby assumed by the purchaser.

And I, Hazel Coate Rose

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Blanche R. Brown

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of February, 19 61

Hazel Coate Rose

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