BK 3218

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 by Grantees to Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, BRAXTON CARTER and wife, MARIE S. CARTER

_____ have bargained and sold, and by these presents do transfer and convey unto the said GEORGE C. BROWN and wife, BETTY CHRISTINE BROWN 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. 1, Block "G" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County as follows:

"BEGINNING at a point in the east margin of Erica Place at the corner of Lots Nos. 1 and 2; thence with the line between said lots, easterly 125 feet to the corner of said lots and of lots 11 and 12; thence with the line between lots 1 and 12, southerly 100 feet to the north margin of Heather Place; thence with the margin of the same, westerly 105 feet to the beginning of a curve; thence around said curve, northwesterly to the east margin of the said Heather Place; thence with the margin of the same, northerly 80 feet to the beginning.

"Being the same property conveyed to Braxton B. Carter and wife, Marie S. Carter, by deed from Robert W. Nichol and wife, of record in Book 2085, page 189, 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 George C. Brown and wife, Betty Christine Brown their heirs and assigns, forever.

And we do covenant with the said George C. Brown and wife, Betty Christine Brown 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.

And we, the said grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George C. Brown and wife, Betty Christine Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of April, 1961

Braxton B. Carter

Marie S Carter

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