K 3221

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100----------DOLLARS ($ 10.00),

Cash in hand paid the receipt of which is hereby acknowledged.

We, Don M. Brown and wife, Mary K. Brown,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Clayton W. Webb and wife, Ruby Lee Webb,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 of Block "C" on the Map of the Re-subdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the northerly side of Ardee Avenue, and runs back 226.6 feet on the westerly line and 229 feet on the easterly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Don M. Brown by deed from T. C. Reeves, Jr., and wife, of record in Book 1389, Page 19, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1109, page 636; and to the easements and limitations shown on the Map of record in Book 974, pages 56 and 57, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 26th day of April, 19 61

Mary K. Brown
Mary K. Brown

Don M. Brown
Don M. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Mary M. Walker, a Notary Public in and for the State and County aforesaid, personally appeared the within named Don M. Brown and wife, Mary K. Brown the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville, Tennessee, this the 26th day of April, 19 61

Mary M. Walker
Notary Public

My commission expires April 19, 1965

2v 9.500.00
WARRANTY DEED
From 36359
DON M. BROWN ET UX
To
CLAYTON W. WEBB ET UX
Hamilton Mortgage Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of APR A.D. 1961
at 2:19 o'clock P.M.
Noted in Book 4268 Page 545
Recorded in Book 2200 Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. Anderson

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