BK 3225

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN AND 00/100 DOLLARS

One ~~Dollar~~ DOLLARS

Cash in hand paid, and other good and valuable consideration the receipt of which is hereby acknowledged.

Mrs. Gertrude B. Wixon

I have bargained and sold, and by these presents do transfer and convey unto the said Walter H. Beyer and wife, Erna Elizabeth Beyer

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

being Lot No. 19 and the easterly one-half of Lot No. 21 on the Plan of J.H. Williams' First Addition to Brookfield, as of record in Book 51, page , Register's Office for said County.

Being Lot No. 1 and part of Lot No. 2 front together 75 feet on the northerly side of Roscobel Street and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Mrs. Gertrude Wixon by deed from , et ux, of record in Book 2102, page 15, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Walter H. Beyer and wife, Erna Elizabeth Beyer their heirs and assigns, forever.

And I do covenant with the said Walter H. Beyer et ux 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 I, Mrs. Gertrude B. Wixon do further covenant and bind Myself, My heirs and representatives, to warrant and forever defend the title to the said land to the said Walter H. Beyer and wife, Erna Elizabeth Beyer their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness My hand this 29th day of May, 19 61

Mrs. Gertrude B. Wixon

PG 587