BK 3249

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, other good and valuable consideration, the receipt of all of which is hereby acknowledged, and further, the grantees herein named hereby assume and agree to pay the unpaid balance of an existing indebtedness evidenced by a Promissory Note, and a Deed of Trust of record in Book 2470, Page 59, Register's Office for Davidson County, Tennessee.

LEE BROTHERS, INC.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Earle D. Partridge and wife, Melba R. Partridge

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. 51, on the Plan of Donelson Meadows, Section 2, of record in Book 2133, Page 100, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Brookview Drive at the corner of Lots Nos. 51 and 52; thence with the line between said two lots southeastwardly 225.7 feet to the corner of Lots Nos. 50, 51, and 52; thence with the line between Lots Nos. 50 and 51, southwestwardly 163.6 feet to the northeasterly margin of Bermuda Drive; thence with said drive northwestwardly 240.52 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 30.6 feet to the southeasterly margin of Brookview Drive; thence with said drive northeastwardly 113.69 feet to the beginning.

Being the same property conveyed to Lee Brothers, Inc., by deed from Donald N. Page and wife, Irene Page, of record in Book 3026, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to utilities easement, set back line provisions and other conditions of owners certificate, as shown on said plan of record in book 2133, pages 100 and 101, said Register's Office, and restrictive covenants contained in an instrument of record in book 2283, page 361, 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, except as set out above, and 1961 taxes which the grantees assume.

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 day of 19~~

In witness whereof Lee Brothers, Inc., has caused its corporate name to be signed this 5th day of May, 1961.

LEE BROTHERS, INC.

Bernice L. Hendham, Asst Sec. By: [signature] President

STATE OF TENNESSEE
COUNTY OF ________

Before me, ________, a Notary Public in and for the State and County aforesaid, personally appeared the within named ________

the bargainor(s), with whom I am personally acquainted, and who acknowledged that ______ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ________, Tennessee,

this, the ____ day of ________, 19 ____

Notary Public

My commission expires:

PG 531