K 3250

APPROVED AS TO LEGALITY ON
THIS 29th DAY OF June 1961
BY Ward, Ward & Ward, Attys

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
---TEN AND NO/100--- DOLLARS
Cash paid by Charles C. Banks and Wife, Ann H. Banks, the receipt of which is hereby acknowledged, and other good and valuable considerations including the assumption by the said Charles C. Banks and Wife, Ann H. Banks of $13,969.44 , being the unpaid principal balance of Note dated September 30, 1960, for the sum of $14,100.00, with interest as set out in said note, both principal and interest payable $82.34 monthly, beginning November 1, 1960, balance due Oct. 1, 1990, secured by Deed of Trust executed by John L. Browder and Wife, Anna M. Browder to E. E. Murrey, Trustee, of record in Book 3142, Page 155, Register's Office for Davidson County, Tennessee, to secure The First Mortgage Company of Nashville, payment of said note.

We, John L. Browder and Wife, Anna M. Browder

have bargained and sold, and by these presents do transfer and convey unto the said Charles C. Banks and Wife, Ann H. Banks 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. 23 on the Plan of Section I, Sutherland Heights, Revised, of record in Book 2330, Page 127, Register's Office for Davidson County, Tennessee.
SAID LOT fronts 118 feet on the west side of Timwood Drive and runs back between lines, 276.9 feet on the north line and 249.7 feet on the south line to a dead line in the rear, which is a broken line, measuring 68.3 feet thereon.
BEING THE SAME PROPERTY conveyed to John L. Browder and Wife, Anna M. Browder by deed from Union Carbide Corporation of record in Book 3133, Page 285, 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 Charles C. Banks and Wife, Ann H. Banks their heirs and assigns, forever.

And We do covenant with the said Charles C. Banks and Wife, Ann H. Banks 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., except as herein recited and 1961 Taxes.
And We, John L. Browder and Wife, Anna M. Browder do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles C. Banks and Wife, Ann H. Banks their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 28th day of June, 1961

John L. Browder
Anna M. Browder

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Thelma Neal, a Notary Public in and for said County and State, the within named John L. Browder and Wife, Anna M. Browder

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 28th day of June, 1961

Commission expires Jan. 29, 1963

Thelma Neal
Notary Public

TENNESSEE TITLE COMPANY

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