K 3250

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,150.00

NINETY ONE HUNDRED FIFTY AND No/1---------- DOLLARS

OF WHICH SUM, $1,600.00 HAS BEEN PAID IN CASH BY JOHN B. BREW AND WIFE, MARY SMITH BREW, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND FOR THE BALANCE IN THE SUM OF $7,550.00, THE GRANTEES ASSUME A LOAN SECURED BY DEED OF TRUST TO E. E. MURREY TRUSTEE, OF RECORD IN BOOK 2561, PAGE 445, R.O.D.C., TENNESSEE, TO SECURE PAYMENT OF $8,550.00 PLUS INTEREST, OWING TO THE FIRST MORTGAGE COMPANY OF NASHVILLE.

WE, WILLIAM RICHARD HOLMES AND WIFE, BETTY GREEN HOLMES

have bargained and sold, and by these presents do transfer and convey unto the said JOHN B. BREW AND WIFE, MARY SMITH BREW, 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. 34 ON THE PLAN OF DALEWOOD, SECTION 1, AS OF RECORD IN BOOK 1424, PAGE 108, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 34 FRONTS 90 FEET ON THE EASTERLY SIDE OF THISTLEWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 133 FEET TO A DEAD LINE.
BEING THE SAME REAL PROPERTY CONVEYED TO WILLIAM RICHARD HOLMES AND WIFE, BETTY GREEN HOLMES, BY DEED FROM FRED EMMET BISCHOFF AND WIFE, DOROTHY A. BISCHOFF, OF RECORD IN BOOK 2908, PAGE 317, SAID REGISTER'S OFFICE.
THIS CONVEYANCE IS MADE SUBJECT TO A TEN-FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES ALONG REAR LINE OF PREMISES, 60-FOOT BUILDING SET-BACK LINE FROM THISTLEWOOD AVENUE AND CONDIJTIONS OF OWNERS CERTIFICATE AS SHOWN ON PLAN OF RECORD IN BOOK 1424, PAGE 108, SAID REGISTER'S OFFICE, AND TO RESTRICTIVE COVENANTS CONTAINED IN AN INSTRUMENT OF RECORD IN BOOK 1729, PAGE 154, 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 said JOHN B. BREW AND WIFE, MARY SMITH BREW

THEIR heirs and assigns, forever.

And WE do covenant with the said JOHN B. BREW AND WIFE, MARY SMITH BREW 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 SET FORTH ABOVE.

And WE, WILLIAM RICHARD HOLMES AND WIFE, BETTY GREEN HOLMES do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said

heirs and assigns against the lawful claims of all persons, whomsoever.

Witness OUR hands this 27TH day of JUNE 19 61

William Richard Holmes

Betty Green Holmes

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