K 3251

WARRANTY DEED

For and in consideration of the sum of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by Virginia L. Brown, a widow and other good and valuable considerations the receipt of which is hereby acknowledged and for the further consideration of Virginia L. Brown assuming and agreeing to pay the unpaid balance of one certain note dated February 22, 1961 in the original principal sum of $10,500.00 executed by Bobby D. Curtis and wife, Mary Ann C. Curtis to Murphree Mortgage Company payable in monthly installments of $61.32, including principal and interest commencing on March 1, 1961; and secured by Deed of Trust executed to Herschel Greer, Trustee, of record in Book 3194, page 213 Register's Office for Davidson County, Tennessee, we, Bobby D. Curtis and wife, Mary Ann C. Curtis have bargained and sold, and by these presents do transfer and convey unto the said Virginia L. Brown, a widow her 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 Map of Section I, Morningside Heights, of record in Book 1130, page 76, Register's Office for said County, described as follows:
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> Beginning at a point in the northerly margin of Berkley Drive, at the corner of Lots Nos. 34 and 35; thence with the line between said two lots, northerly 121.6 feet to the southerly margin of Lot No. 32; thence easterly with the line between Lots Nos. 32 and 34, 35 feet to the corner of Lots Nos. 32 and 33; thence continuing easterly and with the line between Lots Nos. 33 and 34, 85 feet to the westerly margin of Argle Avenue; thence with the margin of the same, southerly 95 feet to the beginning of a curve; thence around said curve, southwesterly 47.25 feet to the northerly margin of Berkley Drive; thence with the margin of the same, westerly 85 feet to the point of beginning.
>
> Being the same property conveyed to Booby D. Curtis and wife, Mary Ann C. Curtis by deed dated February 22, 1961 from James T. Bush and wife, Melissie C. Bush of record in Book 3182, page 447, 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 Virginia L. Brown, her heirs and assigns, forever.

And we do covenant with the said Virginia L. Brown 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 stated above.

And we Bobby D. Curtis and wife, Mary Ann C. Curtis do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Virginia L. Brown her heirs and assigns against the lawful claims of all persons, whomsoever.

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