BK 3256

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,500.00

Nine Thousand, Five Hundred and no/100 DOLLARS

Cash in hand paid by John Howard Brown, Jr. and wife, Lucy Brown, the receipt of which is hereby aknowledged,

AREA PROPERTIES COMPANY, INC.

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee has ~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said John Howard Brown, Jr. and wife, Lucy Brown 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 Cumberland Gardens, Section III, of record in Book 2854, page 146, of the Register's Office for said County.

Said Lot fronts 60 feet on the westerly margin of 26th Avenue North, and runs back between parallel lines 125 feet in length to a dead line in the rear 60.4 feet in length.

Being part of the same property conveyed to Area Properties Company, Inc., by deed from Robert H. Crowell and Nellie Nickens Crowell, of record in Book 2926, page 363, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 Howard Brown, Jr. and wife, Lucy Brown their heirs and assigns, forever.

And it does ~~do~~ covenant with the said John Howard Brown, Jr. and wife, Lucy Brown that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Area Properties Company, Inc. do/~~does~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John Howard Brown, Jr. and wife, Lucy Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF AREA PROPERTIES COMPANY, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 15th day of August, 1961

AREA PROPERTIES COMPANY, INC.

Attest: Albert G. Morris

Albert G. Morris, Secretary

By: Carl B. Turner

Carl B. Turner, President

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