K 3309

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by JAMES W. BYRUM AND WIFE, LILLIAN S. BYRUM

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

EARL W. BROWN AND WIFE, JUNE CROUCH BROWN

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 31 on the Plan of Lipscomb Heights, of record in Book 2083, page 61, Register's Office for said County.
Said Lot No. 31 fronts 101.82 feet on the easterly side of Albert Drive and extends back 239.1 feet on the northerly line and 288 feet on the southerly line to a dead line in the rear on which it measures 89.78 feet.
Being the same property conveyed to EARL W. BROWN AND WIFE, JUNE CROUCH BROWN, by deed from H. Leslie Crowder and wife, of record in Book 2272, page 55, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2196, page 106, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 9th day of November, 1961

Earl W. Brown

June Crouch Brown

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named EARL W. BROWN AND WIFE, JUNE CROUCH BROWN

the bargainors, 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 9th day of November, 1961.

Commission expires April 24, 1962.

L. D. Richards
Notary Public.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 NOV A.D. 1961
at 12:20 O'Clock P.M.
Noted in Book 1100 Page 272
Recording Fee $2.00
JAMES P. WILSON, Register
By

Warranty Deed
G-147389-gh
From
EARL W. BROWN ET UX
To
JAMES W. BYRUM ET UX
67753

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