K 3313

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Eight thousand six hundred and no/100---------- ---------- ($8,600.00) ----------DOLLARS Cash in hand paid by Eugene Brownlow and wife, Mary G. Brownlow, the receipt of which is hereby acknowledged,

PYRAMID PROPERTY COMPANY
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 Eugene Brownlow and wife, Mary G. Brownlow, 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. 3, Cumberland Gardens Section 4, as of record in Book 3106, Page 24, Register's Office for said County.

Beginning at a point in the northerly margin of Deerfield Drive, said point being the common corner of Lots 2 and 3; thence along the lot line between Lots 2 and 3, in a northerly direction 70.2 feet to a point in the southerly line of Cumberland Gardens, Section 3, said point also being the northeasterly corner of Lot No. 2; thence along the southerly boundary line of Cumberland Gardens, Section 3, in an easterly direction 90.0 feet to a point in the west margin of Salem Mason Drive, thence along the said margin of said Drive, in a southerly direction passing a concrete monument at 23.9 feet, a total distance of 48.0 feet to a concrete monument, the beginning of a curve having a radius of 20.0 feet; thence around said curve in a southwesterly direction 31.1 feet to a concrete monument in the northerly margin of Deerfield Drive; thence along the said margin of said Drive in a westerly direction 68.0 feet to the point of beginning.

Being part of the same property conveyed to Pyramid Property Company, by deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, of record in Book 3251, Page 515, 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 Eugene Brownlow and wife, Mary G. Brownlow, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Eugene Brownlow and wife, Mary G. Brownlow, 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.

And Pyramid Property Company do/~~does~~ further covenant and bind itself, its successors ~~and~~ and representatives, to warrant and forever defend the title to the said land to the said Eugene Brownlow and wife, Mary G. Brownlow, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Pyramid Property Company, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers this 22nd day of November, 1961.

ATTEST:

Evelyn Strasser
Evelyn Strasser, Secretary

PYRAMID PROPERTY COMPANY

By: W. L. Bainbridge Jr.
W. L. Bainbridge, Jr., President

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