K 3313

278

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - - - $10.00 - - - - - - - - - -
- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we

WALLACE ~~LEWIS~~ L. PAULSON AND WIFE, JANIE CALLIS PAULSON

have bargained and sold, and by these presents do transfer and convey unto the said Arthur E. Brown, Jr., and wife, Wanda S. 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. 30 on the Plan of Locustwood, Section 4, of record in Book 2330, page 137, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 30 fronts 75.0 feet on the easterly side of West Valley Drive and runs back 183.5 feet on the northerly side and 173.3 feet on the southerly side to a dead line in the rear on which it measures 97.8 feet.

Being the same property conveyed to Wallace L. Paulson and wife, by deed from Gaines and Gaines Construction Company, a partnership composed of Lewis E. Gaines and Joe Gaines, of record in Book 2752, page 509, Register's Office for Davidson County, Tennessee.

Mr. Paulson obtained this property by Decree of Court in Minute Book 14, page 168. Dated May 6, 1960.

To have and to hold the said tract or parcel of land. with the appurtenances, estate, title and interest thereto belonging to the said Arthur E. Brown Jr., and wife, Wanda S. Brown, their **heirs and assigns, forever.**

And we **do covenant with the said** Arthur E. Brown, Jr. and wife, Wanda S. 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.**

And we, WALLACE ~~LEWIS~~ L. PAULSON AND WIFE, JANIE CALLIS PAULSON **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Arthur E. Brown, Jr. and wife, Wanda S. Brown, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our hands this 16th **day of** June, 1961

Wallace L. Paulson

Janie Callis Paulson

PG 381