BK 3338

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WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $7,000.00

Seven Thousand and No/100 DOLLARS

Cash in hand paid by Charles T. Stewart, Jr. and wife, Susie J. Stewart, the receipt of which is hereby acknowledged, we,

ROBERT PERRY AUSBROOKS, SR. and wife, ROBERTA WILLIAMS AUSBROOKS

have bargained and sold, and by these presents do transfer and convey unto the said Charles T. Stewart, Jr. and wife, Susie J. Stewart 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 the East 45 feet of the last 190 feet of Lot No. 17 on the Map of Jones & Dudley's Addition to Nashville, of record in Book 57, page 147, Register's Office for said County.

Said part of said lot fronts 45 feet on the south side of West Grove Street and runs back between parallel lines parallel to and 145 feet west of the westerly margin of 10th Avenue, South, 150 feet to an alley.

Being the same property conveyed to Robert Perry Ausbrooks, Sr., and wife, Roberta Williams Ausbrooks, by deed from Albert Duane Zimmerman and wife, Mary F. Zimmerman, of record in Book 2100, page 76, said Register's Office.

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 Charles T. Stewart, Jr. and wife, Susie J. Stewart their heirs and assigns, forever.

And we do covenant with the said Charles T. Stewart, Jr. and wife, Susie J. Stewart 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 1962 Taxes which have been prorated and are hereby assumed by the purchaser.

And we, Robert Perry Ausbrooks, Sr., and wife, Roberta Williams Ausbrooks do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles T. Stewart, Jr. and wife, Susie J. Stewart, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 16th day of January, 19 62

Robt Perry Ausbrooks Sr

Roberta Williams Ausbrooks

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