K 3340

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------DOLLARS
Cash in hand paid by Richard T. Brown and wife, Evalyn C. Brown, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

FRED H. BROWN AND WIFE, GERTRUDE BROWN

_____ have bargained and sold, and by these presents do transfer and convey unto the said Richard T. Brown and wife, Evalyn C. 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. 3 in Brown Meadows Subdivision of record in Book 2854, page 113, Register's Office for said County.

Said Lot No. 3 fronts 180 feet on the westerly side of Campbell Street and runs back between parallel lines 195 feet to a rear line on which it measures 180 feet.

Being part of the property conveyed to Fred H. Brown and wife, Gertrude Brown, by deed from J. T. McMahon and wife, of record in Book 1764, page 359, 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 Richard T. Brown and wife, Evalyn C. Brown their heirs and assigns, forever.

And we do covenant with the said Richard T. Brown and wife, Evalyn C. 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, Fred H. Brown and wife, Gertrude Brown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Richard T. Brown and wife, Evalyn C. Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 2nd day of February, 19 62

Fred H. Brown

Gertrude Brown.

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