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 Fred H. Brown and wife, Gertrude Brown, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,

RICHARD T. BROWN AND WIFE, EVALYN C. BROWN

have bargained and sold, and by these presents do transfer and convey unto the said Fred H. Brown and wife, Gertrude 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. 52 on the Map of the Robert E. Powers Lands, as of record in Book 421, page 56, Register's Office for said County.

Said Lot 52 fronts 50 feet on the westerly side of Riverside Drive and runs back 194 feet on the north line and 199 feet on the south line, to the easterly right-of-way line of the L. & N. Railroad, measuring 50 feet thereon.

Being the same property conveyed to Richard T. Brown and wife, Evalyn C. Brown, by deed from Helen Grooms Brush, of record in Book 2155, Page 483, 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 Fred H. Brown and wife, Gertrude Brown their heirs and assigns, forever.

And we do covenant with the said Fred H. Brown and wife, Gertrude 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, Richard T. Brown and wife, Evalyn C. 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 Fred H. Brown and wife, Gertrude Brown their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of February, 1962

Richard T. Brown

Evalyn C. Brown

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