K 3374

WARRANTY DEED

REAU E. FOLK, JR., FORM

For and in consideration of the sum of - - - - - - - - - - - - - - - ($10.00) - Ten and no/100 - - - DOLLARS ($), cash in hand paid by Charles Gilbert Brown and wife, Bessie Lee Brown, the receipt of which is hereby acknowledged, and in further consideration of the agreement by the grantees to assume and agree to pay the outstanding indebtedness on the property herein conveyed, evidenced by a promissory note dated August 8, 1958, and secured by a deed of trust of record in Book 2822, page 95, Register's Office for Davidson County, Tennessee, Ann Curtis McDougal, formerly Ann M. Burnett

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles Gilbert Brown and wife Bessie Lee Brown

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Being Lot No. 409 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, page 129, said Register's Office.

Said Lot No. 409 fronts 90.3 feet on the easterly side of Bellshire Court and extends back between lines 280.5' on the southeasterly line and 200.3' on the northwesterly line, to a dead line in the rear, which is a broken line, and measures 301.8' thereon.

Being the same property conveyed to H. Leslie Burnett, Jr. and wife Ann M. Burnett by deed from Gains and Gregory Construction Company, Inc., of record in Book 2799, page 615, said Register's Office, and vested in Ann Curtis McDougal, formerly Ann M. Burnett, by decree of the Fourth Circuit Court of Davidson County, Tennessee, No. 38810, recorded in Minute Book 24, page 115, Fourth Circuit Court for Davidson County, and recorded in Book ____, page ____, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as hereinabove set out and except for 1962 taxes, all of which is assumed by the Grantees herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13th day of April, 1962

Ann M. Burnett
Ann M. Burnett

Ann Curtis McDougal
Ann Curtis McDougal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Ann Curtis McDougal, who states that she was formerly Ann M. Burnett the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of April, 1962

Mrs Hilman Bassard
Notary Public

My commission expires: April 26, 1965

WARRANTY DEED
From 97833
Ann Curtis McDougal, formerly
Ann M. Burnett
To
Charles Gilbert Brown, et ux
Bessie Lee Brown

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of MAY A.D. 1962
at 11 O'clock A.M.
Noted in Book 1011 Page 479
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

$12.50

G 479