K 3398

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$10.00----------

----------Ten and 00/100----------DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, including the love and affection I have for my wife, Pearl W. Brown, I, James H. Brown, Sr.,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Pearl W. Brown

her 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. 55 on the Map of Overhill City and W. H. Fox Subdivision of Blocks 14, 15, etc., of Cumberland Nurseries Subdivision, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 55 fronts 50 feet on the northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James H. Brown, Sr. and wife, Pearl W. Brown, by deed from Ben H. Nibberich and wife, Allye Nibberich, of record in Book 2201, page 458, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Pearl W. Brown

her heirs and assigns, forever.

And I do covenant with the said Pearl W. Brown

that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, James H. Brown, Sr.

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Pearl W. Brown

her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 25 day of May, 1962

James H. Brown

PG 251