BK 3400

WARRANTY DEED

For and in consideration of the sum of Two Hundred and NO/100 ($200.00)-------
---------- *DOLLARS*
cash in hand paid, the receipt of which is hereby acknowledged, and for the further consideration that the grantees herein agree to assume and pay the present unpaid balance due under a certain note, dated April 22, 1961, in the principal amount of $12,100.00, payable in stipulated monthly installments to Murphree Mortgage Company, secured by Deed of Trust of record in Book 3196, page 149, R.O.D.C., Tennessee.

WE, JAMES E. SHANNON AND WIFE, MARY M. SHANNON *have bargained and sold, and by these presents do transfer and convey unto the said* Robert W. Brown and wife, Joan C. Brown their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 35 on the Plan of Una Manor, Section 1, as of record in Book 2854, page 83, Register's Office for said County, described as follows;

BEGINNING at a point in the westerly margin of Franklin Limestone Road, at the coner of Lots No. 34 and 35; thence with the line between said lots, westerly 207 feet to a point; thence southerly 145 feet to a point in the northerly margin of an unnamed street; thence with the margin of the same, easterly 182 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a point in the westerly margin of Franklin Limestone Road; thence with the margin of the same, northerly 120 feet to the point of beginning.

Being the same property conveyed to James E. Shannon and wife, Mary M. Shannon, by deed from Una Manor Homes, Inc., of record in Book 3184, page 225, 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 said Robert W. Brown and wife, Joan C. Brown their *heirs and assigns, forever.*

And we *do covenant with the said* Robert W. Brown and wife, Joan 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 *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Robert W. Brown and wife, Joan C. Brown their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 1st *day of* June, 1962, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

~~SHANNON HOMES~~
BY:
Mary M. Shannon
ATTORNEY IN FACT

Mary M. Shannon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, H. Philip Sadler, *a Notary Public in and for said County and State,* Mary M. Shannon

the within named bargainor , 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 Donelson, Tennessee. *this* 1st *day of* June, 1962.

H. Philip Sadler *Notary Public*

Commission expires January 30, 1966

PG 97