K 3402

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and No/100---------- DOLLARS ($ 10.00), cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations,

we Virgil D. Tisdale, et ux, Erma R. Tisdale,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles F. Brown, et ux, Alberta O. 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:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Pleasant Hills Addition, as of record in Book 3300, Page 7, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of Green Acres Drive at the corner of Lots No. 99 and 100; thence with the line between said lots, westerly 230 feet to a corner of Lot No. 98; thence with the line between Lots No. 98 and 99, northeasterly 209.6 feet to a point in the southerly margin of Green Acres Court; thence with the margin of the same, easterly 140 feet to a point at the beginning of a curve; thence around said curve, southeasterly 89.3 feet to a point in the westerly margin of Green Acres Drive; thence with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to Virgil D. Tisdale, and wife, Erma R. Tisdale, by deed from S. N. Dunniff and A. J. Allen, of record in Book 3400, Page 597, 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.

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 whomsoever.

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 4 day of June, 19 82.

Virgil D. Tisdale

Erma R. Tisdale

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named Virgil D. Tisdale, et ux, Erma R. Tisdale,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at [illegible], Tennessee, this, the 4 day of June, 19 82.

[illegible]
Notary Public

My commission expires: [illegible]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of JUN A.D. 1982 at 3:23 o'clock P M.
Noted in Book 6122 Page 380
Recorded in Book 3102 Page 182
Recording Fee $ 2.00
JAMES P. WILSON, Register
By [illegible] Deputy Reg.

WARRANTY DEED
From 7965
Virgil D. Tisdale, et ux,
Erma R. Tisdale
To
Charles F. Brown, et ux,
Alberta O. Brown

James H. Hill, atty., 626 Gallatin
Madison, Tenn.
Tw 5-5535

P G 482