K 3434

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ***TEN AND NO/100*** ($10.00)

DOLLARS

and other good and valuable consideration, including the assumption and obligation to pay a note, the original amount being $19,000.00, originally secured by a deed of trust executed by Paul E. Brady and wife, Betty L. Brady to Chas. F. Lovell, Trustee, dated August 11, 1959, filed August 21, 1959, and recorded in book 2979, page 467, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date for $19,000.00, payable with interest as specified therein.

Said note and deed of trust securing same were assigned to Commonwealth Life Insurance Company, by an instrument dated December 11, 1959, filed December 11, 1959, and recorded in book 3016, page 471, said Register's Office; we, Paul E. Brady and wife, Betty L. Brady

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Frances H. Patrick, 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 part of lot No. 106 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for said County, being the northerly part of lot No.106-B on the Revised Plan of said Royal Oaks Subdivision, made in 1936, by W. B. Southgate, Surveyor, not of record, described as follows:

Beginning on the easterly margin of Lynwood Boulevard, at the northwest corner of the property conveyed to James T. Hestle and wife, by deed from Jack D. Irby and wife, of record in book 1536, page 409, said Register's Office; thence with the easterly margin of said Boulevard, northwardly 100 feet to the southwest corner of the property conveyed to A.B. Cotten and wife, by deed from Sidney Kottler and wife, of record in book 1513, page 476, said Register's Office; thence with Cotten's southerly line, eastwardly 338 feet; thence southwardly 100 feet to Hestle's northeast corner; thence with Hestle's northerly line, westwardly 330 feet, more or less, to the beginning.

Being the same real property conveyed to Paul E. Brady and wife, Betty L. Brady, by deed from J. W. Sampson and wife, dated August 10, 1959, filed August 21, 1959, and recorded in book 2956, page 361, 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 Mrs. Frances H. Patrick, her

heirs and assigns, forever.

And we do covenant with the said Mrs. Frances H. Patrick

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, except 1962 taxes to be prorated as of date of deed and assumed by buyer; and restrictive covenants contained in deed recorded in book 1512, page 41, Register's Office for Davidson County, Tennessee.

And we, Paul E. Brady and wife, Betty L. Brady

do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mrs. Frances H. Patrick

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

Witness our hands this 6th day of September, 1962

Louise T. Weeks — Paul E. Brady

Louise T. Daughtry — Betty L. Brady

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