BK 3436

WARRANTY DEED.

FOR AND IN CONSIDERATION of the sum of ($10.00) Ten and No/100 Dollars cash in hand paid by Hubert Alvis Perkins, and other good, valuable and sufficient considerations, the receipt of all of which is by us acknowledged; we, Elizabeth Piasecki, Edward Hughes, Alerta Bartleson and Mary Calley, being all the heirs at law of Deborah R. Brent, deceased, have bargained and sold, and by these presents do transfer and convey unto the said Hubert Alvis Perkins, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 95 and the westerly 22½ feet of Lot No. 96 on the map of Trevecca Subdivision of Benrow, as of record in Book 421, pages 72 and 73, Register's Office for said County.
>
> Said Lot No. 95 and part of Lot No. 96 front together 72½ feet on the northerly side of McClurkan Avenue and run back northwardly between parallel lines 155 feet to an alley in the rear.
>
> Being the same property conveyed to Deborah R. Brent by deed from Hattie Staley Moore, of record in Book 2157, page 70, Register's Office for Davidson County, Tennessee; the said Deborah R. Brent having since died.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hubert Alvis Perkins, his heirs and assigns, forever.

And we do covenant with the said Hubert Alvis Perkins 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 for current taxes, which are pro-rated this date and assumed by the grantee herein.

And we, Elizabeth Piasecki, Edward Hughes, Alerta Batleson and Mary Calley, do further covenant and bind our selves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hubert Alvis Perkins, his heirs and assigns against the lawful claims of all persons, whomsoever.

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