K 3437

TENNESSEE TITLE COMPANY

For and in consideration of the sum of 10.00

----------TEN AND NO/100---------- DOLLARS

cash in hand paid by WALTER HOWARD LOVELACE, JR., AND WIFE, SHELBY J. LOVELACE

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, JAMES WATT BROWN AND WIFE, MILDRED BROWN

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 36 ON THE MAP OF CHARLOTTE AVENUE CHURCH OF CHRIST ADDITION TO WEST NASHVILLE, AS OF RECORD IN BOOK 547, PAGE 199, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 36 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WYOMING AVENUE, AND RUNS BACK 195.3 FEET ON THE EASTERLY LINE AND 186.5 FEET ON THE WESTERLY LINE, TO AN ALLEY, MEASURING 50.6 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES WATT BROWN AND WIFE, MILDRED BROWN, BY DEED FROM SEARCY B. PAGE AND WIFE, AS OF RECORD IN BOOK 2091, PAGE 400, 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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. 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 GRANTEES, their heirs 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.

Witness our hands this 5TH day of OCTOBER, 19 62

JAMES WATT BROWN
Mildred Brown
MILDRED BROWN

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, C. A. BUCHMAN, a Notary Public for said County and State, the within named JAMES WATT BROWN AND WIFE, MILDRED BROWN the bargainors, 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 NASHVILLE, Tennessee, this 5TH day of OCTOBER, 19 62

My Commission expires MAY 27, 1964

C. A. BUCHMAN
Notary Public.

TENNESSEE TITLE COMPANY

COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

TOTAL $ 56.50
PROBATE 50
ST. TAX 5.50
HAVE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of OCT. A.D. 19 62 at 2:06 o'clock P.M.
Noted in Book 3 Page 257
Recording Fee $ 1.00
Deputy Reg.
Register

Warranty Deed

FROM JAMES WATT BROWN AND WIFE, MILDRED BROWN

To WALTER HOWARD LOVELACE, JR., AND WIFE, SHELBY J. LOVELACE

(Guarantee Abstract & Title Company)

($10,500.00)

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
AS TITLE INSURANCE CORPORATION
Richmond, Virginia

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