K 3437

Book 3437 Page 66

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS ($10.00), cash in hand paid by the grantee herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a deed of trust executed by Alton B. Brown, Jr., and wife, Wilma Annett Brown, to Louis Leftwich, Jr., Trustee, of record in Book 2562, page 181, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association, the payment of one note dated August 17, 1956, in the original principal amount of $3,500.00, payable in monthly installments of $38.86 each, including principal and interest at the rate of 5+1% per annum, which said unpaid balance of said deed of trust the grantee herein does hereby assume and agree to pay, we,

ALTON B. BROWN, JR., AND WIFE, WILMA ANNETTE BROWN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

ELIZABETH BREWSTER MEGGS,

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 Lots Nos. 36 and 37 of Block "C" on the Map of Crittenden Estates, as of record in Book 974, page 69, Register's Office for said County.

Said Lots Nos. 36 and 37 adjoin and front together 100 feet on the southerly side of Cherry Street and run back between parallel lines 140 feet to a dead line in the rear.

Being the same property conveyed to Alton B. Brown, Jr., and wife, Wilma Annette Brown, by deed from David C. Williams and wife, Lorene Iona Williams, of record in Book 2591, page 69, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions, set-back lines and easements of record.

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., except as stated above, and taxes for 1962.
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 26 day of Sept-, 19 62

Wilma Annette Brown — Alton B. Brown, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the Said and County aforesaid, personally appeared the within named Alton B. Brown, Jr. and Wilma Annette Brown, 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 Nwaisen, Tennessee, this, the 26 day of Sept-, 19 62

Homer E. Jones
Notary Public

My commission expires: Oct-28-64

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNT
Received for record the 9 day of OCT A.D. 19 62 at 2:22 o'clock P. M.
Noted in Book 4147 Page 247
Recorded in Book 3437 Page 66
Recording Fee $2.00
By Deputy Reg.
Register

MADISON TITLE COMPANY
533 Gallatin Rd.
Madison, Tennessee

REBEL REALTY

WARRANTY DEED
From 25541
ALTON B. BROWN, JR., AND WIFE, WILMA ANNETTE BROWN
To
ELIZABETH BREWSTER MEGGS

REBEL REALTY CO.
Nashville, Tenn.

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