K 3459

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 600.00 DOLLARS
SIX HUNDRED AND NO/100
cash in hand paid by the grantees, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $13,113.02, of a note dated July 7, 1961, executed by Robert M. Brooks, Jr. and wife, Mary Brooks, for the original sum of $14,000.00, with interest at 6% per annum, both principal and interest payable $123.38 monthly, beginning July 7, 1961, and secured by a Deed of Trust of record in Book 3246, page 219, Register's Office, Davidson County, Tennessee, said note payable to Kate Gammel,

we, ROBERT M. BROOKS, JR. AND WIFE, MARY BROOKS,

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNY L. BYRD AND WIFE, PATRICIA ANN BYRD their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being parts of Lots No. 12 and 13 on the Revised Map of Cliffdale Subdivision, of record in Book 974, page 49, Register's Office for said County, described as follows:

BEGINNING at a point on the westerly margin of Crestwood Road, as widened, at the intersection of the westerly margin of said Road and the southern boundary line of Lot No. 14 on said plan; thence with the west margin of said Road, southwesterly 100 feet; thence with a curve in said Road, southwestwardly to the easterly margin of Roberts Drive; thence with the east margin of the same, northwardly 163.8 feet to the southwest corner of Lot No. 14; thence with the southern boundary line of Lot 14, eastwardly 145 feet to the point of beginning.

Being the same property conveyed to ROBERT M. BROOKS, JR. AND WIFE, MARY BROOKS, by deed from Joseph M. Ward, Sr. and wife, of record in Book 3251, page 325, 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 JOHNNY L. BYRD AND WIFE, PATRICIA ANN BYRD their heirs and assigns, forever.

And we do covenant with the said JOHNNY L. BYRD AND WIFE, PATRICIA ANN BYRD 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 as hereinabove set out.

And we, the grantors, herein 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 herein their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 19th day of October, 19 62.

Robert M. Brooks, Jr.
Robert M. Brooks, Jr.

Mary Brooks
Mary Brooks

STATE OF ILLINOIS
COUNTY OF OGLE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT M. BROOKS, JR.

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

Witness my hand and official seal at Mt. Morris, Illinois this 20 day of October, 19 62

Harold Gilmore
Notary Public

Commission Expires 2-21-66

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