K 3461

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $6,200.00.....

.....Sixty Two Hundred and no/100..... **DOLLARS**

$600.00 paid in cash by Russell Lee Ralph and wife, Eunice Ralph, the receipt of which is hereby acknowledged, and for the remaining amount of $5,600.00, the said Russell Lee Ralph and wife, Eunice Ralph are executing their joint promissory note of even date for like amount, bearing interest from date at the rate of 6% per annum, and payable in consecutive monthly payments of $50.00 each, beginning Nov. 1st-1962, and like amount due on the same day of each succeeding month until said note is paid in full, the payments to be applied first to interest and the remainder to the principal, with a lien retained in the hereinafter described property to secure payment of said note,

We, Bethel L. Brown and wife, Mary Lee Brown

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Russell Lee Ralph and wife, Eunice Ralph, their _____ **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 Lot No. 5 of Block 17 on the Plan of Dabbs and Elliot Subdivision at Old Hickory, of record in Book 547, page 127, Register's Office for said County.

Said Lot No. 5 fronts 50 feet on the southeasterly side of 28th Street and runs back between parallel lines 142 feet to an alley.

Being the same property conveyed to James H. Jennings et ux by deed from Bethel L. Brown et ux, of record in Book 3284, page 567, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Russell Lee Ralph and wife, Eunice Ralph, their _____ **heirs and assigns, forever.**

And we **do covenant with the said** Russell Lee Ralph and wife, Eunice Ralph **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.**

And we, Bethel L. Brown and wife, Mary Lee Brown **do further covenant and bind** ourselves, our **heirs and representatives, to warrant and forever defend the title to the said land to the said** Russell Lee Ralph and wife, Eunice Ralph, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

Witness our **hand** s **this** 10th **day of** Oct., **19** 62

Mary Lee Brown.
Mary Lee Brown.

Bethel L. Brown
Bethel L. Brown.

PG 331