K 3467

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DODSON BATSON, ATTORNEY

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------($10.00)----------

Ten Dollars and no/100----------DOLLARS paid to me in cash by Gertrude Brown, the receipt of which is hereby acknowledged

I, FRED H. BROWN

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

All my right, title and interest in and to the hereinafter described tract or parcel of land as follows:

Being Lot No. 53 on the Map of the Robert E.Power Land, of record in Book 421,page 56, Register's Office for said County, as follows:

Said Lot No. 53 fronts 50 feet on the west side of Riverside Drive and runs back between parallel lines 199 feet on the north line and 204½ feet on the south line, to the east line of the rightOofOway of the Lewisburg and Northern Railroad.

Being the same property conveyed to Fred H.Brown and wife, Gertrude Brown by deed from Sadie Draughon Pickrell, of record in Book 1631,page 489, 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 Gertrude Brown her heirs and assigns, forever.

And I do covenant with the said Gertrude Brown that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Fred H.Brown do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Gertrude Brown her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of December, 19 62

Fred H. Brown

$2,000.00

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