K 3501

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of - TEN ($10.00) & 00/100 - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Joseph A. Brunette, Jr., and wife, Rosemary P. Brunette, and other good and valuable considerations, the receipt of which is hereby acknowledged,

John B. Downey and wife, Miriam E. Downey, have bargained and sold, and by these presents do transfer and convey unto the said Joseph A. Brunette, Jr., and wife, Rosemary P. Brunette, 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. 139 on the Plan of West Meade Estates, Section Three, as of record in Book 3106, page 75, Register's Office for said County.

SAID Lot No. 139 is described as follows: Beginning at a point in the easterly margin of Windrowe Drive which is at the corner of Lots Nos. 139 and 140; thence easterly with the line between said two lots, 247.5 feet to a point; thence South 35° 43' West 231.6 feet to a point in the northerly margin of Brownlee Drive; thence westerly with said margin of said Drive, 175.85 feet to a point, the beginning of a curve to the right having a radius of 25 feet; thence northwesterly around said curve 37.45 feet to a point in the easterly margin of Windrowe Drive; thence northerly with said margin of Windrowe Drive, 142 feet to the point of beginning.

BEING the same property conveyed to John B. Downey, by deed from J. B. Downey, R. C. Adams, R. R. Harris and J. B. Turner, of record in Book 3338, page 597, 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 Joseph A. Brunette, Jr., and wife, Rosemary P. Brunette, their heirs and assigns, forever.

And we do covenant with the said Joseph A. Brunette, Jr., and wife, Rosemary P. Brunette, 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, the said John B. Downey and wife, Miriam E. Downey, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph A. Brunette, Jr., and wife, Rosemary P. Brunette, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 12th day of January, 1963

John B. Downey
Miriam E. Downey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Roger Shreffler, a Notary Public in and for said County and State, the within named John B. Downey and wife, Miriam E. Downey, 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 office, this 12th day of January, 1963

Commission expires 2/27/63

Roger Shreffler
Notary Public

G 67