K 3504

For and in consideration of the sum of ($10.00)
TEN AND NO/100 DOLLARS

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, W. H. Brewington and wife, Elizabeth R. Brewington,
have bargained and sold, and by these presents do transfer and convey unto the said Thomas P. Ratcliff and wife, Tommie Jean Ratcliff, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being lot 108 on the Plan of Bellshire Estates, Section 4, of record in Book 2133, page 113, Register's Office for Davidson County, Tennessee.

Said Lot 108 fronts 142 feet on the southeast margin of Westchester Drive and runs back between lines, 402.9 feet on the southwest line and 421.7 feet on the northeast line, to a dead line in the rear on which it measures 61.2 feet.

Being the same real property conveyed to W. H. Brewington and wife, Elizabeth R. Brewington, by deed from Clarence H. Waldron et al, dated January 13, 1956, filed January 13, 1956, and recorded in book 2488, page 575, said Register's Office.

This conveyance is made subject to restrictions of record in book 2294, page 346, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Westchester Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 113, 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 Thomas P. Ratcliff and wife, Tommie Jean Ratcliff, their
heirs and assigns, forever.

And we do covenant with the said Thomas P. Ratcliff and wife, Tommie Jean Ratcliff 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, W. H. Brewington and wife, Elizabeth R. Brewington, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas P. Ratcliff and wife, Tommie Jean Ratcliff, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 6th day of February, 19 63. ~~the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Elizabeth R. Brewington W H Brewington
Elizabeth Reagin Brewington

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Hugh J. Bradley, a Notary Public in and for said County and State, W. H. Brewington and Elizabeth R. Brewington
the within named bargainor, 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 Nashville, Tennessee, this 6th day of February, 19 63.

Hugh J. Bradley Notary Public

Commission expires April 23, 1963.

NOTARIAL SEAL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 8 day of FEB A.D. 1963 at 8:10 o'clock A.M.
Recorded in Book 1994 Page 437
Recording Fee $ 2.00
Register

46567
WARRANTY DEED
FROM W. H. Brewington et ux
TO Thomas P. Ratcliff et ux
File: Union Trust Co. box

Company

G 361