K 3531

For and in consideration of the sum of Ten & No/100 ($10.00) ---------- *DOLLARS* Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is herein acknowledged;

Alice S. Roy and Julia M. Spotswood

have bargained and sold, and by these presents do transfer and convey unto the said Alice M. Brooks and husband, Melvin P. Brooks, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:* A one-third interest in the following described property:
Being Lot No. 25 of Section 3, McGaughey Heights, as of record in Book 1835, Page 120, Register's Office for said County.
Said lot No. 25 fronts 120 feet on the northerly side of Littonwood Drive and runs back 138.5 feet on the easterly line and 201.1 feet on the westerline to a dead line, measuring 126.6 feet thereon.
Being the same property conveyed to Alice S. Roy and Julia M. Spotswood by deed from Geuder D. Vaughan and wife, Anna M. Vaughan, of record in Book 3285, Page 133, said Register's Office.

This conveyance is made with full right of survivorship; at the death of any one party the remaining parties shall take the deceased's interest and upon the death of another party the last survivor shall own all of the herein described property in fee.

1200 Littonwood Drive, Nashville, Tenn.

A one-third interest

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alice M. Brooks and husband, Melvin P. Brooks, *their heirs and assigns, forever.*

And We *do covenant with the said* Alice M. Brooks and husband, Melvin P. Brooks *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 taxes for the year 1963.

And Alice S. Roy and Julia M. Spotswood *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alice M. Brooks and husband, Melvin P. Brooks, *their heirs and assigns against the lawful claims of all persons, whomsoever.*
Witness our *hands this* 29th *day of* March, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alice S. Roy

Julia M. Spotswood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Marie M. Tarpley, *a Notary Public in and for said County and State,* Alice S. Roy and Julia M. Spotswood

the within named bargainor s, *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* 29th *day of* March, 1963

Commission expires May 23, 1967 — Notary Public

WARRANTY DEED
FROM
Alice S. Roy et al
TO
Alice M. Brooks and husband,
Melvin P. Brooks
54776
1200 Littonwood Dr. (1/3 Interest)

Register's Office
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 30 day
of April A.D. 1963
at 11:38 o'clock
Noted in Book 2611 Page 355
Recording Fee $2.00
Register

4.00

G 355