K 3534

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WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
TEN AND NC/100 ---------- DOLLARS

Cash paid by FREEMAN E. McCONNELL AND WIFE, GRACE C. McCONNELL, and other good and valuable considerations, the receipt of which is hereby acknowledged.

---------- L. F. BRASWELL AND WIFE, DOLLIE R. BRASWELL

have bargained and sold, and by these presents do transfer and convey unto the said FREEMAN E. McCONNELL AND WIFE, GRACE C. McCONNELL their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: Land in Davidson County, Tennessee, being parts of Lots No. 206 and 207, Block 10, Division "A" of Richland Realty Company's property, Plan of which is of record in Book 161, Page 151, and Plan of Division "B" is recorded in Book 332, Page 92, Register's Office for said County, the latter plan showing an alley in the rear of the property herein conveyed. BEGINNING at the northeasterly corner of Richland Avenue and Wilson Avenue; thence with the northerly margin of Richland Avenue, easterly 118 feet, more or less, to a point 5 feet easterly from the southwest corner of said Lot No. 205; thence at right angles, northerly, 192.5 feet, more or less, to a point on the southerly margin of an alley, 12 feet, more or less, easterly, from the easterly margin of Wilson Avenue; thence westerly with said alley, 12 feet, more or less, to the easterly margin of Wilson Avenue; thence with the easterly margin of said Avenue, southerly, 215.16 feet, more or less, to the beginning corner. Being the same property conveyed to L. F. Braswell and wife, Dollie R. Braswell, by deed from First American National Bank & Co., Extr. and Tr., etc., of record in Book 2898, Page 344, 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 FREEMAN E. McCONNELL AND WIFE, GRACE C. McCONNELL their heirs and assigns, forever.

And we do covenant with the said FREEMAN E. McCONNELL AND WIFE, GRACE C. McCONNELL 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 for 1962 taxes a lien not yet due and payable but taxes have been assumed.

And L. F. BRASWELL AND WIFE, DOLLIE R. BRASWELL do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said FREEMAN E. McCONNELL, GRACE C. McCONNELL, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 4th day of April, 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.

L F Braswell
L. F. Braswell
Dollie R. Braswell
Dollie R. Braswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. Kenneth Browning, a Notary Public in and for said County and State, L. F. Braswell and Dollie R. Braswell 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 4th day of April, 19 63.

O. Kenneth Browning
Notary Public

My Commission Expires 10/30/65

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