K 3571

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

and other valuable considerations, the receipt of which are hereby acknowledged, OSCAR F. NOEL, JR., and wife, ELEANOR C. NOEL,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ THOMAS E. BRITTINGHAM, II and wife, DOROTHY M. BRITTINGHAM, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 1, 2 and 3 on the plan of the Mullen Lands, as of record in Minute Book "I", page 103, Chancery Court at Nashville, described according to a survey made by H. R. Swann, Jr., Surveyor, September 26, 1953, as follows: Beginning at a point in the center of Curtiswood Lane or Drive, formerly Glen Leven Road, at the northeast corner of the property conveyed to McDowell Development Company by deed from Anne S. Benedict, of record in Book 2336, page 271, Register's Office for said County; thence with the center of said Curtiswood Lane or Drive, north 17° west 757 feet and northwestwardly 75 feet to the intersection of the center line of Glendale Lane; thence with the center of said Glendale Lane with a curve, westwardly 290 feet; thence south 41° 04' west 39 feet, more or less, to an iron pin on the southerly margin of said Lane, continuing in the same direction 100 feet, in all 139 feet; thence south 22° 34' west 100 feet; thence south 17° 19' west 100 feet; thence south 15° 19' west 100 feet; thence south 14° 35' west 188 feet; thence south 7° 30' west 124.2 feet to the northwest corner of said McDowell Development Company property; thence with their ~~northern~~ boundary line, south 81° 15' east 787.2 feet to the beginning, containing 10 acres, more or less. This tract is improved and known as Curtiswood Lane (no house number), Nashville 4, Tennessee.

Being the same real property conveyed to Oscar F. Noel, Jr., and wife, Lattie G. Noel (now deceased), by deed from Anne S. Benedict, dated February 24, 1955, filed February 25, 1955, and recorded in Book 2344, page 182, Register's Office for said County.

O. F. Noel and Oscar F. Noel, Jr. are one and the same person.

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 E. Brittingham, II and wife, Dorothy M. Brittingham, their heirs and assigns, forever.

And we do covenant with the said Thomas E. Brittingham, II and wife, Dorothy M. Brittingham 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 undersigned Oscar F. Noel, Jr. and wife, Eleanor C. Noel, 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 E. Brittingham, II and wife, Dorothy M. Brittingham, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of June, 1963

O. Noel
Oscar F. Noel, Jr.

Eleanor C. Noel
Eleanor C. Noel

PG 249