K 3614

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of TEN ($10.00) & no/100 ------------- DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which we do hereby acknowledge, and the Grantees agrees to assume and pay the Sum of Four Thousand One Hundred Twenty Six ($4,126.14) & 14/100 Dollars, payable to First Federal Savings and Loan Association at the rate of Thirty Nine ($39.00) Dollars per month, which payment includes principal and interest, as is evidenced by trust deed executed by W. O. Latham & wife, Allene, of record in register's Office for Davidson County, Tennessee. we have bargained and sold, and by these presents do transfer and convey unto the said ERNEST LEE BROWN and wife, ALICE LEE BROWN

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 4th Civil District of Davidson County, Tennessee, being Lot No. 20 on the unrecorded Map of the Subdivision of Scenic View, described as follows: Beginning at a point in the Northwesterly margin of Hickerson Street, at the corner of Lots Nos. 20 & 21; thence with the line between said lots, Northwesterly 297 feet to a point; thence Northeasterly100.5 feet to a corner of Lot No. 19; thence with the line between lots Nos. 19 & 20, Southeasterly 300.2 feet to the Northwesterly margin of Hickerson Street; thence with the margin of the same, southwesterly 100 feet to the point of beginning.

Being part of the property conveyed to Randall Phillips and wife, Louise T. Phillips, by deed from Nashville Industrial Corporation, as of record in Book 2999, page 80, said Register's Office.

This property is conveyed subject to the following;

1. Restrictions contained in deed from Nashville Industrial Corporation, to Randall Phillips and wife, dated Dec. 9, 1959, filed for record Jan 4, 1960, in Book 2999, page 80, RODC, Tennessee.
2. The unrecorded plan shows an Owner's Certificate, a 30-foot set-back line from Hickerson Street, and a 10-foot easement for public utilities along the Westerly rear line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ernest Lee Brown and wife, Alice Lee Brown their heirs and assigns, forever.

And we do covenant with the said Ernest Lee Brown and wife, Alice Lee Brown 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 as herein above mentioned. Taxes to be prorated. Possession in thirty days from date of deed.

And we , W. O. Latham and wife, Allene Latham do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Ernest Lee Brown and Wife, Alice Lee Brown — their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 14th day of August, 1963

W. O. Latham

Allene Latham

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