K 3642

WARRANTY DEED

For and in consideration of the sum of - - TEN AND NO/100 - - - - - - - - -
- - -($10.00) - *DOLLARS*
cash in hand paid by LEON B. COLLIER AND WIFE, BARBARA S. COLLIER, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, BERGIE B. BROOKS AND WIFE, LOUISE H. BROOKS,
have bargained and sold, and by these presents do transfer and convey unto the said
LEON B. COLLIER AND WIFE, BARBARA S. COLLIER,
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 Lot No. 3 on the Map of Marlin Meadows, Section No. 1, as of record in Book 1835, page 108, Register's Office for said County.

Said Lot No. 3 fronts 140 feet on the westerly side of Nix Pass and runs back between parallel lines, 147.16 feet to a dead line in the rear.

This tract is improved and known as 710 Nix Pass, Madison, Tennessee.

Being the same property conveyed to Bergie B. Brooks and wife, Louise H. Brooks, by deed from M. & M. Homes, Inc., as of record in Book 2135, page 197, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2045, page 377, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LEON B. COLLIER AND WIFE, BARBARA S. COLLIER, their *heirs and assigns, forever.*

And we *do covenant with the said* LEON B. COLLIER AND WIFE, BARBARA S. COLLIER, *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, BERGIE B. BROOKS AND WIFE, LOUISE H. BROOKS, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* LEON B. COLLIER AND WIFE, BARBARA S. COLLIER, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 7TH *day of* October, *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.*

Bergie B. Brooks
(Bergie B. Brooks)

Louise H. Brooks
(Louise H. Brooks)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, DENNIS WRIGHT, *a Notary Public in and for said County and State,* Bergie B. Brooks and wife, Louise H. Brooks,

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 MADISON, *Tennessee, this* 7TH *day of* October, *19*63.

Dennis Wright
Notary Public

Commission expires 8/30/64

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