BOOK 3646

WARRANTY DEED TTC-165565

For and in consideration of the sum of TEN * DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

FRED H. BROWN and wife, GERTRUDE BROWN,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHNELL O. HAMBLEN and wife, CAROLYNE B. HAMBLEN,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of BROWN MEADOWS, of record in Book 2854, page 113, Register's Office for said County.

Said Lot No. 4 fronts 90 feet on the west side of Campbell Street and extends back between parallel lines 195 feet to a dead line.

Being the same property conveyed to Fred H. Brown and wife, Gertrude Brown, by deed from J. T. McMahan and wife, of record in Book 1764, page 359, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 5th day of November, 1963

Gertrude Brown — Gertrude Brown

Fred H. Brown — Fred H. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Frances T. Sperry, a Notary Public in and for the State and County aforesaid, personally appeared the within named Fred H. Brown and wife, Gertrude Brown, the 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, the 5th day of November, 1963

Frances T. Sperry, Notary Public

My commission expires: April 19, 1965

c.a.

95664

WARRANTY DEED
CB&F

From
FRED H. BROWN and wife,

To
JOHNELL O. HAMBLEN and wife

REGISTER'S OFFICE
TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

[redacted]

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