K 3672

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $11,000.00

Eleven thousand and no/100---------- DOLLARS

Paid by L. F. Braswell, his wife Dollie R. Braswell and grandson Walter Gowen Elliott, Jr., the receipt of which is hereby acknowledged, we James Moton Southall and wife, Pearl A. Southall

have bargained and sold, and by these presents do transfer and convey unto the said L. F. Braswell, Dollie R. Braswell and Walter Gowen Elliott, Jr. their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the northerly 55 feet of lot No. 36 on the map of Bransford Realty Company's Subdivision of lots Nos. 8, 10, 11, 12 and part of 9 in Block "E" and lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and part of 8 in Block "F", and lots Nos. 6 to 23, inclusive, in Whitland Realty Company's Subdivision, the plan of which is of record in Book 547, page 53, Register's Office for Davidson County, Tennessee. Said part of said lot No. 36 fronts 55 feet on the easterly side of Carden Avenue, and runs back between parallel lines 210 feet to a dead line.

Being the same premises conveyed to Pearl A. Southall by deed dated March 1, 1934 and recorded in Book 950 page 55 Register's Office Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said L. F. Braswell, Dollie R. Braswell and Walter Gowen Elliott, Jr., their heirs and assigns, forever.

And we do covenant with the said grantees 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. subject however to restrictions of record, if any, sewer easement to the city of Nashville and grave-yard known as the Dickinson Burying place with right of ingress and egress. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. F. Braswell, Dollie R. Braswell and Walter Gowen Elliott, Jr. heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of April, 1963

James Moton Southall

Pearl A. Southall

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