K 3676

WARRANTY DEED

For and in consideration of the sum of $10.00 TEN AND NO/100 *DOLLARS*

Cash paid by James H. Brown and wife, Bernita K. Brown, and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Edna C. DeVoe

have bargained and sold, and by these presents do transfer and convey unto the said James H. Brown and wife, Bernita K. Brown

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. 1 of Block "D" on the Plan of Hillwood Estates, as of record in book 1835, pages 59 and 60, Register's Office for said County.

Said Lot No. 1 fronts 202.2 feet on the southerly side of Hillwood Drive and extends back 220 feet on the easterly line with the westerly margin of Post Road and 213.9 feet on the westerly line to a dead line, measuring 184.8 feet thereon.

Being the same real property conveyed to Edna C. DeVoe by deed from H. G. Hill Realty Company, dated January 25, 1939, filed January 31, 1939, and recorded in book 1104, page 117, 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 said James H. Brown and wife, Bernita K. Brown their *heirs and assigns, forever.*

And I *do covenant with the said* James H. Brown and wife, Bernita K. Brown *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Edna C. DeVoe *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* James H. Brown and wife, Bernita K. Brown, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* my *hand this* 30th *day of* January, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Edna C. DeVoe
Edna C. DeVoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, O. Kenneth Denning, *a Notary Public in and for said County and State,* Edna C. DeVoe

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 30th *day of* January, 1964.

NOTARY PUBLIC

My Commission Expires Oct 31, 1965

O. Kenneth Denning *Notary Public*

RG 591