K 3764

WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 15D-W10-4480
SEND TAX NOTICES TO:
ADDRESS:

For and in Consideration of the sum of $10.00----------
TEN AND NO/100---------- DOLLARS
cash in hand and other good and valuable considerations paid, the receipt of all of which is hereby acknowledged,

we, J. W. BROWN AND WIFE, MILDRED B. BROWN,
have bargained and sold, and by these presents do transfer and convey unto the said WILLIE JOE GARNER AND WIFE, JIMMIE S. GARNER,
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 31 and the easterly 20 feet of Lot No. 30 on the Plan of Burchwood Place, as of record in Book 547, page 183, Register's Office for said County.

Said lot and part of said lot adjoin and front together 80 feet on the northerly side of Burchwood Avenue, and run back between lines 140.64 feet on the easterly line of Lot No. 31 and 139 feet on the westerly line of part of Lot No. 30, to a dead line in the rear on which they measure 80 feet.

BEING the same property conveyed to J. W. Brown and wife, Mildred B. Brown, by deed from Curtis E. Denton and wife, as of record in Book 2195, page 552, said Register's Office.

THIS TRACT IS IMPROVED AND KNOWN ON TAX RECORDS AS:			
1023 Burchwood	Avenue	Nashville	Tennessee
No.	Street	City	Zone State

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willie Joe Garner and wife, Jimmie S. Garner, their heirs and assigns, forever.

And we do covenant with the said Willie Joe Garner and wife, Jimmie S. Garner, 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 for 1964 taxes which have been prorated and assumed by Grantees.

And we, J. W. Brown and wife, Mildred B. Brown, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Willie Joe Garner and wife, Jimmie S. Garner, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 20th. day of May, 1964

J. W. Brown

Mildred B. Brown

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