BK 3767

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------*DOLLARS*
Cash paid by John William Brand, et ux, Joyce Ann Brand, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, John W. Pitt and wife, Jane R. Pitt
have bargained and sold, and by these presents do transfer and convey unto the said John William Brand and wife, Joyce Ann Brand
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. 120 on the Plan of Bra-Mar Acres, Section 3, as of record in book 2133, page 109, Register's Office for said County, described as follows:
Beginning on the southerly margin of Joyce Lane at the corner of lots Nos. 119 and 120; thence with the line between said two lots southwardly 306.3 feet; thence south 37° 45' west 41.6 feet to the corner of lots Nos. 120 and 124; thence with the line between lots Nos. 120 and 124 northwestwardly 35 feet to the southeast corner of lot No. 121; thence with the line between lots Nos. 120 and 121 northwardly 327 feet to the southerly margin of Joyce Lane; thence with said Lane eastwardly 132 feet to the beginning.
Begin the same real property conveyed to John W. Pitt and wife, Jane R. Pitt, by deed from James E. Kimbro and wife, dated August 12, 1958, filed August 15, 1958, and recorded in book 2800, page 488, 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 John William Brand and wife, Joyce Ann Brand
their *heirs and assigns, forever.*

And We *do covenant with the said* John William Brand and wife, Joyce Ann Brand *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, John W. Pitt and wife, Jane R. Pitt
do further covenant and bind ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* John William Brand, et ux, Joyce Ann Brand, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 5th *day of* June, *1964, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John W. Pitt

Jane R. Pitt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble, *a Notary Public in and for said County and State,* John W. Pitt and wife, Jane R. Pitt
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 Nashville, *Tennessee, this* day of June, 1964.

Beverly Womble *Notary Public*

Commission expires 5/18/68

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