BK 3769

WARRANTY DEED MADISON TITLE COMPANY

For and in consideration of the sum of Ten and no/100 - DOLLARS ($ 10.00),

and other good and valuable considerations, cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged.

Lectra W. Brown Jr. and wife Carolyn C. Brown

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Johnnie H. Kemp and wife Mary E. Kemp

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:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Madison Park, Section 2, as of record in Book 3106, page 141, Register's Office for said County. Said Lot No. 141 fronts 70.0 feet on the easterly side of Singer Drive and runs back between lines, 150.48 feet on the southerly side and 141.0 feet on the northerly side to a line in the rear, measuring 70.08 feet thereon. Being part of the same property conveyed to Lectra W. Brown and wife Carolyn C. Brown from Dugger Developements Inc. recorded in Book 3571 page 273 in 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 18th day of June, 1964.

Lectra W. Brown Jr.

Carolyn C. Brown

STATE OF TENNESSEE
COUNTY OF

Before me, Homer E. Chance, a Notary Public in and for the State and County aforesaid, personally appeared the within named Lectra W. Brown Jr. and wife Carolyn C. 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 Madison, Tennessee, this, the 18th day of June, 1964

My commission expires: Oct. 28, 1964

Homer E. Chance
Notary Public

37942

WARRANTY DEED

From LECTRA W. BROWN JR. ET UX

To JOHNNIE H. KEMP ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 of JUNE 1964 at 8:01 o'clock A. M.
Noted in Book 109 page 332
Recording Fee $ 2.00

PG 521