WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flossie Ann Brown (NAME:)	First Federal Savings (NAME:)	Map 104-10
315 Compton Ave (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave No (STREET ADDRESS)	Par. 92
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Nashville Tenn. (CITY) (ZONE) (STATE)	26 W 7270

M.O.

For and in Consideration of the sum of Eleven Thousand Dollars, ($11,000.00), - *DOLLARS*

of which $1,657.65 has been paid in cash, the reciept of which is hereby acknowledged, and for the remaining balance the grantees, Flossie Ann Brown and Nell I. Nunley, assume and agree to pay the unpaid balance of one note secured by a Deed of Trust and one note secured by a Vendor's Lien retained in an Installment Deed, more particularly described as follows: (1) a Deed of Trust from John Gilliam Hunter, Sr., and wife Vera, to Louis R. Linx, Trustee, dated October 28, 1955 and recorded in Book 2465 Page 563, Register's Office of Davidson County, Tennessee, with an unpaid balance of $4,560.55; and (2) an Installment Deed from J.J. Inman, Sr., and wife Ruby, to Ann H. Harrison, dated May 30, 1960, and recorded in Book 3073 Page 334, Register's Office of Davidson County, Tennessee, and retaining a Vendor's Lien with an unpaid balance of $4,781.80

I, Ann. H. Harrison, *have bargained and sold, and by these presents do transfer and convey unto the said* Flossie Ann Brown and Nell I. Nunley, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the westerly part of Lot No. 52, on the plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332 Pages 124 & 125, Register's Office of Davidson County, Tennessee, and more particularly described as follows;

Beginning on the southerly margin of Fairfax Avenue, at the corner of Lots Nos. 51 and 52; thence with the line between said two Lots southwardly 276.5 feet to the northerly margin of an alley; thence with said alley eastwardly 20.5 feet to the westerly margin of Marlborough Avenue; thence with said Avenue northeastwardly to the southwest corner of the property conveyed to Mrs. Lillian N. Phillips by Deed from Mable Phillips Russell and husband, in Book 1006 Page 2, Register's Office of Davidson County, Tennessee; thence with Lillian N. Phillips' westerly line northwardly 195 feet more or less to the southerly margin of Fairfax Avenue, at a point 75 feet west of the westerly margin of Marlborough Avenue; thence with said Fairfax Avenue westwardly 50 feet to the point of beginning.

Being the same real property conveyed to Ann H. Harrison by Deed from J.J. Inman, Sr., and wife Ruby, dated May 30th, 1960, and recorded May 31st, 1960, in Book 3073 Page 334, Register's Office of Davidson County, Tennessee.

Ann H. Harrison and Ann Harrison Southerland being one and the same person.

This is ( ) unimproved (X) improved property, known as 315 Fairfax Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Flossie Ann Brown and Nell I. Nunley, their *heirs and assigns, forever.*

And I *do covenant with the said* Flossie Ann Brown and Nell I. Nunley, *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.*

except by a certain Deed of Trust and a Vendor's Lien retained in an Installment Deed, as set out above and assumed by the grantees, and for Taxes for the year 1964, which are to be prorated and assumed by the purchasers,

And I, Ann H. Harrison *do further covenant and bind* myself and my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Flossie Ann Brown and Nell I. Nunley, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand on this* 15 *day of* December, 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.*

Ann H. Harrison
Flossie Ann Brown
Nell I. Nunley

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Richard D. Sweeney, a Notary Public in and for said County and State, the within named Ann H. Harrison, Flossie Ann Brown and Nell I. Nunley

the bargainors, 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 15 day of December, 1967.

Richard D. Sweeney, Notary Public.

Commission Expires July 22 1967.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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STATE TAX $ 16.50
PROBATE .50
TOTAL $ 17.00

DEC 31 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID DEC 31 1964
CT

11-000-00

WARRANTY DEED

FROM
ANN H. HARRISON

TO
FLOSSIE ANN BROWN AND
NELL I. NUNNLEY

63769

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

DEC 31 3 03 PM '64

NOTED BOOK 110 PAGE 254
RECORDING FEE $ 2.00
DEP. REG. ---

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE