This instrument prepared by: Frank S. King, Atty., 507 American Trust Bldg., Nashville, Tennessee.

WARRANTY DEED

BOOK 4056 PAGE 338

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe B. Brevard, et ux	Joe E. Brevard	11D-15875
(NAME:)	(NAME:)	
230 Madison Street	230 Madison Street	Map 42-16
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 176
Madison, Tenn. 37115	Madison, Tenn. 37115	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	mne

For and in Consideration of the sum of $10.00 - - - - - - - - - - - - - - - - - - -

TEN-AND-No/100 - *DOLLARS*

Cash in hand paid by Joe B. Brevard and wife, Ella Mai Brevard and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance due on a deed of trust note executed by Zeke Clements and wife, Helen E. Clements in the original principal amount of $11,250.00, payable with interest as specified therein, said note made to James H. Hill, Trustee, dated August 12, 1960, and recorded in Book 3115, page 139, Register's Office for Davidson County, Tennessee, to secure to Herman T. Byrne, and wife, Ruth E. Byrne.

We, Zeke Clements and wife, Helen E. Clements,

have bargained and sold, and by these presents do transfer and convey unto the said Joe B. Brevard and wife, Ella Mai Brevard

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the southwest part of Lot No. 18 on the Map of Douglas-Levine Subdivision, Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said part of said lot fronts 60 feet on the north side of Madison Station Road, and runs back between lines, 191 feet, more or less, on the east line and 199.4 feet on the west line, along the east margin of Douglas Street, to a dead line in the rear on which it measures 60 feet.

Being the same real property conveyed to Zeke Clements and wife, Helen E. Clements, by deed from Herman T. Byrne and wife, of record in Book 3105, page 637, said Register's office.

unimproved ( ) This is improved (X) property, known as 230 (House Number) Madison Street, (Street) Madison, P. O. Address: Tennessee 37115 (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 Joe B. Brevard and wife, Ella Mai Brevard their *heirs and assigns, forever.*

And we *do covenant with the said* Joe B. Brevard and wife, Ella Mai Brevard *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 as herein set out.

And we, Zeke Clements and wife, Helen E. Clements *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joe B. Brevard and wife, Ella Mai Brevard their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12th *day of* September, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Zeke Clements

Helen E. Clements

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. W. McLin, a Notary Public in and for said County and State, the within named Zeke Clements and wife, Helen E. Clements

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 Madison, Tennessee, this 12th day of September, 1966.

W. W. McLin, Notary Public.

Commission Expires May 18th, 1968

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.....

$16,500

STATE TAX $ 24.75
PROBATE 50
TOTAL $ 25.25

SEP 14 1966

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

PAID SEP 14 1966
CT



WARRANTY DEED

FROM

ZEKE CLEMENTS, ET UX

TO

JOE B. BREVARD, ET UX

Mail - Madison Real Estate Co., 100 Madison St., Madison, Tenn.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 14 10 39 AM '66

NOTED, BOOK 114 PAGE 831
RECORDING FEE $ 2.00
DEP. REG. ____

43438

BOOK 4056 PAGE 341

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE