This instrument was prepared by: Frank S. King, Jr., Attorney
507 American Trust Building
Nashville, Tennessee

BOOK 4229 PAGE 311 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Brown	First Federal Savings & Loan	15D-14330
(NAME:)	(NAME:) Association	
2903 Scott Avenue	Fourth and Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ONE THOUSAND SIX HUNDRED FIFTY SEVEN and 54/100 ($1,657.54) DOLLARS, cash in hand paid by Thomas Brown and wife, ~~DOLLARS~~ Jennie L. Brown, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said Thomas Brown and wife, Jennie L. Brown, of the balance owing under the terms of a Deed of Trust of record in Book 2374, page 493, Register's Office for Davidson County, Tennessee, to secure the payment of a note, the unpaid balance of said note being $4,842.46, I, ELIZABETH C. HENSON, *have bargained and sold, and by these presents do transfer and convey unto the said* Thomas Brown and wife, Jennie L. Brown, 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. 24 in Keller's Subdivision of Maxey Home Plans, of record in Book 421, page 86, Register's Office for said County, as follows:

BEGINNING at a point in the westerly margin of Scott Avenue, said point being 55 feet northerly from the northwest corner of Litton Avenue, as widened by a 5 foot strip and Scott Avenue; thence north with the westerly margin of Scott Avenue, 60 feet to a point; thence west 160 feet, more or less to a point in the line between Lots Nos. 23 and 24 on said Plan; thence South with the line between said Lots, 60 feet to a point; thence East 155.85 feet, more or less, to the point of beginning.

Being the same property conveyed to Elizabeth C. Henson, by deed from Tommy Murphree, of record in Book 4226, page 586, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2903 Scott 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 Thomas Brown and wife, Jennie L. Brown, their *heirs and assigns, forever.*

And I *do covenant with the said* Thomas Brown and wife, Jennie L. Brown, *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 for the above-mentioned deed of trust of record in Book 2374, page 493, which has been assumed by Grantees.

And I, Elizabeth C. Henson, *do further covenant and bind* myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Thomas Brown and wife, Jennie L. Brown, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my ~~XXXX~~ *hand* ~~XXXX~~ *this* 16th *day of* April, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elizabeth C. Henson
Elizabeth C. Henson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 6500.00

THOMAS Brown Affiant

Subscribed and sworn to before me, this the 16th day of April, 1968

Ted S. Ramsey
Notary Public

My Commission Expires: My Commission Expires July 27, 1969
(Affix Seal)

~~STATE OF TENNESSEE~~ STATE OF FLORIDA)
~~COUNTY OF DAVIDSON~~ COUNTY OF Lake)

Personally appeared before me, Doris Mance, *a Notary Public in and for said County and State,* Elizabeth C. Henson ~~and XXXXXXX~~ Thomas ~~Brown and wife XXXXXXXXXXXXXXXXXX~~

the within named bargainor ~~s~~, *with whom I am personally acquainted, and who acknowledged that* ~~they~~ she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Leesburg ~~TENNESSEE~~ Florida *this* 16th *day of* April, 1968.

Doris Mance *Notary Public*

Commission expires

Notary Public, State of Florida at Large
My Commission Expires Sept. 24, 1970
Bonded By American Fire & Casualty Co.

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 .....

13568

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 23 9 03 AM '68
NOTED BOOK 118 PAGE 619
RECORDING FEE $ 3.00
DEP. REG. B

STATE TAX $ 16.90
PROBATE .50
TOTAL $ 17.40

APR 23 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ELIZABETH C. HENSON

TO

THOMAS BROWN et ux

Mail to: Mr. [illegible]
P.O. Box [illegible]
Madison, Tenn.
37115

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE