This instrument was prepared by JOHN G. DOAK, Attorney of Warfield, Entrekin & Jones, Third National Bank Building, Nashville Tennessee, 37219.

WARRANTY DEED

BOOK 4229 PAGE 724

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMAS M. BROWN and wife	Fidelity Federal Sav & Loan Assn	Map 160-3
(NAME) 5342 Overton Rd	(NAME) 401 Union St	Par. 121
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) Nashville, Tenn 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by THOMAS M. BROWN and wife, PRISCILLA H. BROWN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CLAUDE DUNN CONSTRUCTION COMPANY, INC., has ~~bargained~~ *this day bargained and sold, and do hereby transfer and convey unto the said* THOMAS M. BROWN and wife, PRISCILLA H. BROWN, their ~~successors~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Brentview Hills, Section 3, as of record in Book 3842, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular and accurate description.

BEING the same property conveyed to Claude Dunn Construction Company, Inc., by deed from Brentview Development Company, of record in Book 4225, pages 366 and 367, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to such restrictions as may be recorded in the Register's Office for Davidson County, Tennessee, applicable to the land in question and also the recorded plan of record in Book 3842, page 174, said Register's Office, shows owner's certificate, 40-foot building setback line from Overton Road and a 40-foot building setback line from an unnamed street, a 20-foot easement for utility and drainage purposes along the rear of the lot, and an over-hang easement across the southwesterly corner of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,750.00

Subscribed and sworn to before me, this the 22nd day of April 19 68

Affiant Thomas M. Brown JS

My commission expires: 7-28-70 (Affix Seal)

Notary Public Jack M. Sloan

This is ~~unimproved ( )~~ improved ( ) property, known as 5342 Overton Road (House Number) (Street) P. O. Address: NASHVILLE (City or Town) Tenn

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said THOMAS M. BROWN and wife, PRISCILLA H. BROWN, their ~~successors~~ *heirs and assigns forever.* It does *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for current taxes and as noted above. It does *further covenant and bind* itself, its successors ~~and assigns~~ *and representatives, to warrant and forever defend the title to said real estate to said* THOMAS M. BROWN and wife, PRISCILLA H. BROWN, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 19th *day of* April, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CLAUDE DUNN CONSTRUCTION COMPANY, INC.

BY: [signature]

BOOK 4229 PAGE 725

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....*Tennessee, this*.....*day of*.....*, 19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Jack N. Sloan, *a Notary Public of the State and County aforesaid, personally appeared* N. C. Dunn, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* CLAUDE DUNN CONSTRUCTION COMPANY, INC., *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* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 19th *day of* April, *19*68

Jack N Sloan *Notary Public*

Commission expires 7-28-70

13770

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 24 8 22 AM '68
NOTED BOOK 118 PAGE 628
RECORDING FEE $ .50
DEP. REG. .....

STATE TAX $ 12.40
PROBATE .50
TOTAL $ 12.90

APR 24 1968

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

Vol 1217

WARRANTY DEED

FROM
CLAUDE DUNN CONSTRUCTION COMPANY, INC.
TO
THOMAS M. BROWN
and wife,
PRISCILLA H. BROWN

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