TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:

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(STREET ADDRESS OR ROUTE NUMBER)

(CITY) (P. O. ZONE) (STATE)

SEND TAX BILLS TO:

First Federal Savings
(NAME)

Union at Fourth Avenue, North
(STREET ADDRESS)

Nashville, Tennessee 37219
(CITY) (ZONE) (STATE)

MAP-PARCEL NUMBERS:

12D-54955

Map 60-7

Par. 104

For and in consideration of the sum of ----------($10.00)----------
----------TEN AND NO/100---------- DOLLARS

cash in hand paid by Morgan Brewer and wife, Mary Belle Brewer

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, J. E. Baird and wife, Trula Jane Baird

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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 Lot No. 25 on the Plan of Hillhurst Acres, Section III, as of record in Book 2331, page 86, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Rich Acres Drive, the common corners of Lots Nos. 24 and 25; thence northerly along said margin of said Drive 130 feet to the beginning of a curve; thence around said curve 31.42 feet to a point in the southerly margin of Hillhurst Drive; thence easterly along said margin of said Drive, 129 feet to the common corner of Lots Nos. 25 and 26; thence southerly along the line between said lots 150 feet to a point; thence westerly along the line between Lots Nos. 24 and 25, 149.1 feet to the point of beginning.

Being the same property conveyed to J. E. Baird and wife, Trula Jane Baird, by deed from Alva E. Jackson and wife, as of record in Book 3400, page 463, said Register's Office.

This conveyance is made subject to restrictions, easements and setback lines applicable to said property and to the lien of taxes for 1968 which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2943 Hillhurst Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 3rd day of ~~May~~ JUNE 1968

J. E. Baird

Trula Jane Baird

This instrument prepared by
STEPHENSON, LACKEY, HOLMAN & ARCHER
First Federal Building
Nashville, Tennessee 37219

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ----------, a Notary Public in and for said County and State, the within named J. E. Baird and wife, Trula Jane Baird

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 3rd day of ~~May~~ JUNE, 1968

Commission expires APR 13 1969 Notary Public

TENNESSEE TITLE COMPANY

17,500.00

Warranty Deed

FROM
J. E. BAIRD AND WIFE,
TRULA JANE BAIRD

To
MORGAN BREWER AND WIFE,
MARY BELLE BREWER

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

1004

3126 1

Please Mail To - Mr. Morgan Brewer, 1010 Lasuer Ave, Nash Ville, Tenn.

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A 00300

IDENTIF. REFERENCE

JUN 4 2 33 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-4 68	CONV	17,500.00			
JUN-4 68	S'TAX		A*	45.50	
JUN-4 68	PR'FEE		A*	.50	
JUN-4 68	W'DEED		A*	3.00	* 49.00

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 17,500.00

State of Tennessee) J. Morgan Brewer
County of Davidson) Affiant

Sworn to and subscribed before me this 3rd day of June, 19 68

G. S. SCOVILLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires [illegible] for the State and County.