TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal S & L Assn. (NAME)	W24-9555
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS) BOOK 4296 PAGE 76	MAP 104-15
(CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	PAR 80 TP

For and in consideration of the sum of Eleven Thousand and no/100 ---------- ($11,000.00) ---------- DOLLARS cash in hand paid by BENJAMIN H. BROWN and wife, MARGARET T. BROWN, hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK, Conservator for Eva R. Aldridge, hereinafter referred to as the GRANTOR has bargained and sold, and by these presents does 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: Being the east 50 feet of Lot No. 33 on the Map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for said County. SAID part of said lot fronts 50 feet on the north side of Sunset Place and runs back between parallel lines, 160.5 feet to a dead line.

BEING the same property conveyed to Eva R. Washer Alderidge (who is one and the same person as Eva R. Aldridge) by deed from Rachel H. Kelly, as of record in Book 4179, page 179, said Register's Office.

First American National Bank has now been appointed Conservator for the said Eva R. Aldridge (Eva R. Washer Alderidge), and under Rule No. 51803 of the County Court of Davidson County it has been authorized to sell said property for the consideration herein recited.

The covenants contained herein shall be binding upon the GRANTOR only in its capacity as Conservator and only as to such title coming through or by it as such Conservator.

This is unimproved ( ) improved (X) property, known as 2516 Sunset Place, Nashville, Tennessee 37212 (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 it does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the GRANTOR has caused this instrument to be executed by its duly authorized officers on this the 23rd day of December, 1968. FIRST AMERICAN NATIONAL BANK, Conservator

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

Attest: By John Sparks, Assist. Trust Officer

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, a Notary Public within and for the State and County aforesaid, personally appeared John Sparks with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Assistant Trust Officer of the First American National Bank the within named bargainor, a corporation, and that (he) as such Assistant Trust Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such Conservator John Sparks Assistant Trust Officer, and attesting the same by the said as such.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of December, 1968.

My commission expires 4-3-71

Notary Public.

TENNESSEE TITLE COMPANY

Corporate Warranty Deed

FROM
FIRST AMERICAN NATIONAL BANK, Conservator for Eva R. Aldridge

To
BENJAMIN H. BROWN et ux

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMPS HERE:

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

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

FORM NO. 1003 - HERSEY

Please send to: B. H. Johnson Realty, 3 Music Row, Nashville, Tenn. 37204

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A 2 4 8 5 9

IDENTIF. REFERENCE

DEC 23 3 29 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 23	CONV	11,000.00			
DEC 23	S'TAX		A*	28.60	
DEC 23	PR'FEE		A*	.50	
DEC 23	W'DFED		A*	3.00	* 32.10

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 $ 11,000.00

State of Tennessee)
County of Davidson)

Affiant

Sworn to and subscribed before me this 23 day of December, 19 68

My commission expires:

Notary Public, in and for the aforesaid State and County.

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