This instrument prepared by:
MORROW & WAITE, ATTORNEYS
3221 Nolensville Road
Nashville, Tennessee 37211

Map 23
Par. 19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy by the entirety

BOOK 4309 PAGE 82

~~We~~ I, Edna C. Brodie Brown,

have bargained and sold, and by these presents do hereby transfer and convey unto Kirk C. Waite, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Sept. 19, 1959, and by J.R. Scott, Surveyor, Oct. 14, 1953, as follows:

Beginning at a point in the center of Clay Lick Pike in the easterly boundary line of the property conveyed to D. B. Luster and wife, Georgia C. Luster by deed from A. B. Hamer, of record in book 1717, page 594, said Register's Office; thence with said Luster's easterly line, along a fence line, north 25° 30' east 247 feet to an iron pin; thence with said Luster's boutherly line north 87° 30' east 175 feet to an iron pin; thence south 22° 55' west 300 feet to the center of Clay Lick Road; thence with the same around a slight curve, having a radius of 600 feet, 170 feet to the beginning.

Being the same property conveyed to Robert H. Brodie and wife, Edna C. Brodie by deed from M. D. McCarley, et ux of record in book 2963, page 411, R.O.D.C., and conveyed in fee by court order of record in Book 9 Page 332 , Fourth Circuit Court of Davidson County, Tennessee to Edna C. Brodie (now Brown).

This conveyance is made subject to the restrictions and covenants place on said premises of record in Book 2963, Page, 411, Register's Office, Davidson County, Tennessee

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And ~~we~~ I do covenant with the said Kirk C. Waite, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~ I, Edna Earl Cole Brodie Brown do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Kirk C. Waite, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Kirk C. Waite, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto James Roy Brown and wife, Edna C. Brodie Brown heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said James Roy Brown and wife, Edna C. Brodie Brown, their heirs and assigns, forever.

And I do covenant with the said James Roy Brown & wife, Edna C. Brodie Brown , that I Kirk C. Waite, Trustee, am lawfully seized and possessed of said land and have a good right to convey it.

And I, Kirk C. Waite, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said James Roy Brown and wife, Edna C. Brodie Brown, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12th day of November, 1968.

x Edna C. Brodie Brown

Kirk C. Waite, Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $2,000.00.

(My Commission Expires: _____)

Kirk C. Waite Affiant

Subscribed and sworn to before me this _____ day of _____, 19___.

_____ Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Charles C. Morrow, a Notary Public in and for said County and State, the within named, Edna C. Brodie Brown, 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 12th day of November, 1968

Charles C. Morrow
Notary Public.

My commission expires: 10/24/72

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris Neal, a Notary Public in and for said County and State, the within named Kirk C. Waite, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of November, 1968

Doris Neal
Notary Public.

My commission expires: 2-1-69

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 2000.00. Affiant
Subscribed and sworn to before me this 10 day of Feb 1969

Deputy Register B Rumley

Deed

From: Edna C. Brodie Brown
to: Kirk C. Waite, Trustee.

AND

From: Kirk C. Waite, Trustee.
to: James Roy Brown, et ux

A 29936

IDENTIF. REFERENCE

FEB 10 11 28 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FEB 10 69	CONV	*2,000.00			
FEB 10 69	CONV	*2,000.00			
FEB 10 69	S'TAX		B*	5.20	
FEB 10 69	S'TAX		B*	5.20	
FEB 10 69	PR'FEE		B*	.50	
FEB 10 69	W'DEED		B*	3.00	* 13.90