TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 4317 PAGE 851	MAP-PARCEL NUMBERS:
Harry J. Peacock, et ux (NAME)	Same (NAME)	W1-13495
1835 4th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 81-8
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par. 299

For and in consideration of the sum of ---------- $ 10.00 ---------- DOLLARS

---------- TEN AND NO/100 ----------

cash in hand paid by Harry J. Peacock and wife, Tee T. Peacock

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

John Allen Bruce and wife, Julia Norris Bruce

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 the north 35 feet of Lot No. 32 on the Map of D.T. McGavock's Plan of 56 lots, as of record in Book 21, page 64, Register's Office for said County, and also being the north 35 feet of Lot No. 77 in D.T. McGavock's Plan of Lots, as of record in Book 11, page 393, said Register's Office.
Said part of said lot fronts 35 feet on the westerly side of 4th Avenue North, and runs back between parallel lines along the south margin of Coffee Street, 165 feet more or less, to an alley.
Being the same property conveyed to John Allen Bruce and wife, Julia Norris Bruce, by deed from Sam Karr and wife, Fannie G. Karr, of record in Book 1785, page 196, Register's Office for said County.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved ( ) property, known as 1835 4th Avenue North (House Number) (Street) Nashville, Tennessee 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 7th day of July, 19 69

Julia Norris Bruce — John Allen Bruce

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named John Allen Bruce and wife, Julia Norris Bruce, 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 7th day of July, 19 69

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

G-2109
Warranty Deed

FROM
JOHN ALLEN BRUCE ET UX JULIA NORRIS BRUCE
To
HARRY J. PEACOCK ET UX, TEE T. PEACOCK

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

The actual consideration for this transfer or value of property (whichever is greater) is $ 3,700.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Tee T. Peacock

Sworn to and subscribed before me this 7th day of July, 19 69

L. D. Richards

My commission expires April 25, 1970

PUT COUNTY COURT CLERK'S STAMP HERE:

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4347 PAGE 852

A 46793

IDENTIF. REFERENCE

JUL 7 2 36 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-7 69	CONV	*3,700.00				
JUL-7 69	S'TAX		C*	9.62		
JUL-7 69	PR'FEE		C*	.50		
JUL-7 69	W'DEED		C*	3.00	*	13.12