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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,350.00

Joseph N. Sargent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 1969.

Donald Lee Richardson
Notary Public

MY COMMISSION EXPIRES: 4-26-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph N. Sargent (NAME)	Murphree Mortgage Company (NAME)	Map 90-8
640 James Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Pac. 127
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Associated Brokers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph N. Sargent and wife, Patricia Ann Sargent

HEREINAFTER CALLED THE 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. 4, Jameswood Subdivision, of record in Book 3842, page 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 50.0 feet on the easterly side of James Avenue and extends back between lines, measuring 100.0 feet on the northerly line, and 100.0 feet on the southerly line, to a line in the rear on which it measures 50.0 feet thereon.

Being part of the same property conveyed to Associated Brokers, Inc., by deed from Consolidated Developments, Inc., of record in Book 4194, page 894, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 640 James Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 Associated Brokers, Inc., has caused this instrument to be executed by its duly authorized officer this 20th day of June, 1969.

ASSOCIATED BROKERS, INC.

By: John W. White
John W. White, President

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the 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__.

Commission expires 4-26-72

Donald Lee Richeson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John W. White and with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President and of the Associated Brokers, Inc, the within named bargainor, a corporation, and that (he) as such President and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John W. White as such President and such.

Witness my hand and official seal at office at Nashville, Tennessee on this the 20th day of June, 1969.

My commission expires 4-26-72

Donald Lee Richeson
Notary Public

WARRANTY DEED

FROM
ASSOCIATED BROKERS, INC.

TO
Joseph N. Sargent and wife,
Patricia Ann Sargent

A 48540

IDENTIF. REFERENCE

JUL 24 12 01 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to Joseph N. Sargent
[illegible]

JUL24 CONV 13,350.00
JUL24 STTAX A* 34.58
JUL24 PUBFEE A* .50
JUL24 MTGFEED A* 3.00 * 38.08