This instrument prepared by:
RUTHERFORD, CROCKETT & GUENTHER
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE

BOOK 4357 PAGE 272

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Della Page (NAME:)	Mrs. Della Page (NAME:)	MAP 71-12
714 Ward Street (STREET ADDRESS OR ROUTE NUMBER)	714 Ward Street (STREET ADDRESS)	PAR 242
Nashville, Tennessee37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37207 (CITY) (ZONE) (STATE)	B

For and in Consideration of the sum of Tenand 00/100th ----------

----------($10.00)---------- *DOLLARS*

and other good and valuable considerations, cash in hand paid by Mrs. Della Page and Dessie D. Page, the receipt and sufficiency of which is acknowledged by us, including the assumption by the said Mrs. Della Page and Dessie D. Page of the indebtedness and other obligations of a Deed of Trust executed by Willie R. Hunter and wife, Willa Dean Hunter to Miller Kimbrough, Trustee, dated May 27, 1955, and recorded in Book 2415, page 35, Register's Office of Davidson County, Tennessee, we, Fred W. Brooks and wife, Sylvia T. Brooks,

have bargained and sold, and by these presents do transfer and convey unto the said Mrs. Della Page and Dessie D. Page, as equal tenants in common, 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. 9 on the Plan of Meadowdale Acres as of record in Book 2083, Page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 70 feet on the southerly side of Ward Street and runs back on the westerly line 184.7 feet and on the easterly line 174.3 feet to a dead line on which it measures 70.5 feet.

Being the same property conveyed to Fred W. Brooks and wife, Sylvia T. Brooks by deed from Willie R. Hunter and wife, Willa Dean Hunter of record in Book 3251, page 49, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 10,000.00

Affiant

Notary Public

This conveyance is subject to a ten-foot easement for public utilities along the rear of the property, a 35-foot minimum building setback line from Ward Street and conditions of owners certificate as shown on plan of record in Book 2083, Page 12, said Register's Office, and also is subject to restrictive covenants contained in an instrument of record in Book 2084, page 425, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 714 (House Number) Ward Street (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Della Page and Dessie D. Page, their *heirs and assigns, forever.*

And we *do covenant with the said* Della Page and Dessie D. Page *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,* except by the Deed of Trust, easements and restrice covenants described hereinbefore and by 1969 taxes which are assumed by the grantees.

And we, Fred W. Brooks and wife, Sylvia T. Brooks *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Della Page and Dessie D. Page, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th. *day of* ~~JULY~~ AUGUST, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fred W. Brooks

Sylvia T. Brooks

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JERRY CRECELIUS, *a Notary Public in and for said County and State, the within named* Fred W. Brooks and wife, Sylvia T. Brooks

*the bargainor*s, *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* 8th. *day of* AUGUST, *19*69.

Jerry Crecelius, *Notary Public.*

Commission Expires

STATE OF
COUNTY OF

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....., *this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

AUG 13	CONV	10,950.00			
AUG 13	S'TAX		A*	28.34	
AUG 13	PR'FEE		A*	.50	
AUG 13	W'DEED		A*	6.00	* 34.84

WARRANTY DEED

FROM

Fred W. Brooks, et ux

TO

Mrs. Della Page and

Dessie D. Page

A 50670

IDENTIF. REFERENCE

AUG 13 10 23 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Mr. H. B. Kilmore
Kilmore Realty Company
1527 Jones Avenue
Nashville, Tennessee 37207