BOOK 4394 PAGE 534 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,878.75

× Thomas C. Rader
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 19 70

Notary Public

MY COMMISSION EXPIRES: 2-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Rader (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 119-06-219
57 Jay Street (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	6DA-14674
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (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, GEORGE F. BROWN AND WIFE, GLADYS E. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS C. RADER AND WIFE, MARTHA A. RADER

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. 108 on the Plan of Sterling Heights, Section III, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 108 fronts 63 feet on the southerly margin of Jay Street and extends back 194.05 feet on the westerly line and 194.18 feet on the easterly line to a line in the rear measuring 63 feet thereon.

BEING the same property conveyed to George F. Brown and wife, Gladys E. Brown by deed from Walter Jungman and wife, Joanna Jungman of record in Book 4282, page 462, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to United Mortgagee Servicing Corp. of record in Book 4282, page 464, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the grantees.

This is unimproved (X) improved ( ) property, known as 57 Jay Street, Nashville, Tennessee
(House Number) (Street) (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.

Witness our hand S this 23rd day of January, 19 70

George F. Brown

George F. Brown

Gladys E. Brown

Gladys E. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George F. Brown and wife, Gladys E. Brown

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 23rd day of January 1970

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
GEORGE F. BROWN ET UX

TO
THOMAS C. RADER ET UX

A 67224

IDENTIF. REFERENCE

JAN 29 3 06 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

PERCY WILKINS, JR.
ATTORNEY-AT-LAW
833 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

JAN29 70	CONV	10,878.75				
JAN29 70	S'TAX		B*	28.34		
JAN29 70	PR'FEE		B*	.50		
JAN29 70	W'DEED		B*	3.00	*	31.84