WARRANTY DEED

BOOK 4396 PAGE 342

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALICE HUNTER (NAME)	Home Federal (NAME)	MAP. 81-12
2425 25th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	L & C Tower (STREET ADDRESS)	PAR. 389
Nashville, (CITY) Tennessee (P. O. ZONE) (STATE)	Nashville, (CITY) (ZONE) Tennessee (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) ---------- Dollars,

and other good and valuable considerations I, James Louis Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Alice Hunter, her xxxxxxx heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 16-2/3 feet of Lot No. 147 and the southerly 16-2/3 feet of Lot No. 148 on the Map of McGavock's First Addition to the Town of Nashville, as of record in Book 21, page 23.

Said parts of said lots adjoin and front together 33-1/3 feet on the easterly side of 10th Avenue, North, formerly Polk Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to James Louis Brown by deed from Barbara Taylor Grant, et al as of record in Book 4075, page 203 said Register's Office.

THIS DEED PREPARED BY DAVID VINCENT, 1031 STAHLMAN BUILDING, NASHVILLE, TENNESSEE.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 6 day of February, 19 70

Affiant: James Louis Brown

My commission expires: 7/19/70 (Affix Seal)

Notary Public: D. Vincent

This is improved (X) unimproved ( ) property, known as 1412 10th Avenue North (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Alice Hunter xxxxxxxxx heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said Alice Hunter, her xxxxxxxxx heirs and assigns, against the lawful claims of all persons.

Witness my hand this 6 day of February, 19 70, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Louis Brown

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, DAVID VINCENT, *a Notary Public in and for said County and State,* JAMES LOUIS BROWN

the within named 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 Nashville *Tennessee, this* 6 *day of* February, *19*70

D. Vincent
Notary Public

Commission expires 7/19/70

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.....

FEB-6 70 CONV *5,000.00
FEB-6 70 S'TAX A* 13.00
FEB-6 70 PR'FEE A* .50
FEB-6 70 W'DEED A* 3.00 * 16.50

WARRANTY DEED

FROM

JAMES LOUIS BROWN

TO

ALICE HUNTER

A 67969

IDENTIF. REFERENCE

FEB 6 12 09 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE