BOOK 4396 PAGE 760

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6000.00

Robert A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF Feb. 1970.

J. C. Simmons
Notary Public

MY COMMISSION EXPIRES: 7/31/73
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert A. Brown, P.O Box 75, Lavergne, Tenn. 37086
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Brown et al (NAME)	Robert A. Brown et al (NAME)	Map 93-8
Route 1, Carondelet Pl. (STREET ADDRESS OR ROUTE NUMBER)	Route 1, Carondelet Pl. (STREET ADDRESS)	Par. 31
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tenn. 37027 (CITY) (STATE) (ZIP)	PW

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, Nelson Baird and wife, Grace B. Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Brown and wife, Emily W. Brown

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:

Being part of Lot No. 8 on the plan of D.B. Copper's Addition to East Nashville, as of record in Book 57, Page 154, Register's Office for said County, described according to a survey made by E.L. Miller, Jr. & Co., February 23, 1967, as follows:
Beginning at an iron pin on the easterly margin of South 6th Street at the northwest corner of the property conveyed to Electric Power Board of the City of Nashville, of record in Book 2594, Page 61, said Register's Office; thence with the easterly margin of said Street, north 29° west 215.5 feet to an iron pin in the southerly margin of Crutcher Street, as shown on said survey; thence with same, north 61° 38' east 114 feet to an iron pin in an old fence and tree row in the western boundary line of the Callis property; thence with same, south 29° 34' east 217.1 feet to an iron pin in concrete at the northeast corner of the said Electric Power Board property; thence with their northern boundary line, south 62° 27' west 116.36 feet to the beginning.
Being part of the real property conveyed to Norman W. Ginsberg by deed from Nashville Coal Company, Inc., of record in book 2136, page 133, said Register's Office.
Being the same property conveyed to Nelson Baird and Robert A. Brown by Installment Deed from Norman W. Ginsberg and wife, Diane F. Ginsberg of record in Book 4335, Page 361, said Register's Office.

This is unimproved (X) improved ( ) property, known as _____ (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 seised 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 9th day of February, 19 70

Nelson Baird

Grace B. Baird

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, R. Boswell, a Notary Public in and for said County and State, the within named Nelson Baird & Wife Grace Baird

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 9th day of February 19 70

Commission expires October 31, 1971

R Boswell
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
Nelson Baird and wife,
Grace B. Baird

TO
Robert A. Brown and wife,

Mail - Emily W. Brown
Brentwood, Tenn. 37027

A 6 8 1 5 5

IDENTIF. REFERENCE

FEB 9 4 01 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-9??	CONV	*6,000.00			
FEB-9?? S'TAX			A*	15.60	
FEB-9?? PR'FEE			A*	.50	
FEB-9?? W'DEED			A*	3.00	* 19.10