PREPARED BY THOMAS ELDRIDGE, ATTORNEY, MADISON, TENNESSEE

BOOK 4397 PAGE 324

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip Ewing Brown et ux.	Lovell and Malone, Inc.	MAP 52-6
(NAME)	(NAME)	
729 Florence Avenue	4th & Deaderick Street	Par. 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tenn. 37115	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- *DOLLARS,*

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration including the assumption of an indebtedness of record in Book 3802, page 630, Register's Office for Davidson County, Tennessee,

WE, MITCHELL PETERS and wife, DOROTHY PETERS, hereinafter called the GRANTORS, *have bargained and sold, and by these presents do transfer and convey unto the said* PHILIP EWING BROWN and wife, CAROLE ANN 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 Lot No. 55 on the Plan of Madison Heights Subdivision, of record in Book 1424, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 100 feet on the easterly side of Florence Avenue and runs back 460 feet on the northerly line and 469.5 feet on the southerly line to a dead line in the rear on which it measures 51 feet.

BEING the same property conveyed to Mitchell Peters and wife, Dorothy Peters, by deed from Henry K. Steinmuss and wife, Betty P. Steinmuss, of record in Book 4378, page 52, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 729 Florence Avenue (House Number) (Street), Madison (P. O. Address:), Tennessee 37115 (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 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,* except as hereinabove set out and assumed by Grantees, and 1970 taxes, assumed by Grantees.

And we, the GRANTORS, *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.*

Witness our *hand* s *this* 10th *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.*

x Mitchell Peters

x Dorothy Peters

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, MITCHELL PETERS AND DOROTHY PETERS

the within named 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 MADISON, Tennessee, this 10th day of FEBRUARY, 19 70

Commission expires 2-21-73

C. J. Atkinson
Notary Public

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

FEB12 CONV 15,060.95
FEB12 STAX B* 39.26
FEB12 PRFEE B* .50
FEB12 W'DEED B* 3.00 * 42.76

Notary Public

Commission expires.....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $15,060.95.

Affiant Candis Ann Brown.

Subscribed and sworn to before me this 10th day of February, 1970.

C. J. Atkinson
NOTARY PUBLIC

My Commission Expires: 2-21-73.

WARRANTY DEED

FROM MITCHELL PETERS ET UX.

TO PHILIP EWING BROWN ET UX.

A 68400

IDENTIF. REFERENCE

FEB 12 9 19 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

THOMAS ELDRIDGE
ATTORNEY AT LAW

McKINNEY & WOODARD
608 GALLATIN ROAD NO.
MADISON, TENN. 37115

RESIDENCE
687 CANDLEWOOD
NASHVILLE, TENN.