This instrument prepared by:
J.B. Downey
1864 Laurel Ridge, Nashville, Tenn.

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

William H. Sawyer and wife Evelyn J. Sawyer

TO

Charles W. Browning
and wife
Meda M. Browning

For draftsman's use

BOOK 4404 PAGE 118

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles W. Browning (NAME)	Charles W. Browning (NAME)	MAP 161-6
617 Woodett Road (STREET ADDRESS OR ROUTE NUMBER)	617 Woodett Road (STREET ADDRESS)	PAR 33,34
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

A71473

IDENTIF. REFERENCE

MAR 16 2 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 28,750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 70

Notary Public

MY COMMISSION EXPIRES: 4-30-73

(AFFIX SEAL)

For and in Consideration of the sum of TWENTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY DOLLARS

William H. Sawyer and wife Evelyn J.
the Grantors have bargained and sold, and by these presents do transfer and convey unto the said
Charles W. Browning and wife Meda M. Browning

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT No. 1: Being lot 90 on the Plan of McMurray Woods, Section Two, as of record in book 3300, page 17, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of Ashley Drive at the corner of lot No. 90 and Reserved Parcel "A" on said plan' thence with the westerly margin of said Drive, northwardly 175 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northwesterly direction 39.27 feet to a monument on the southerly margin of Woodett Road; thence with same, westwardly 180 feet; thence south 4° 36' west 199.9 feet to the northwest corner of said Reserved Parcel "A"; thence with the line between said lot No. 90 and said Reserved Parcel "A" easterwardly 205 feet to the beginning.

Being the same property conveyed to William H. Sawyer and wife, Evelyn J. Sawyer, by deed from McDowell Real Estate Corporation. of record in book 3610, page 219, said Register's Office.

TRACT No. 2: Being Reserved Parcel "A" on the plan of McMurray Woods, Section 2, as of record in book 3300, page 17, Register's Office for said County.

Said Reserved Parcel "A" fronts 79.22 feet on the westerly side of Ashley Drive and extends back 205 feet on the northerly line and 250 feet on the southerly line to a dead line, measuring 63.80 feet thereon.

Being the same property conveyed to William H. Sawyer and by deed from McDowell Real Estate Corporation of record in book 4132, page 696, the said William H. Sawyer having subsequently conveyed an interest to his wife, Evelyn J. Sawyer by deed of record in book 4221, page 100, Register's Office for said County, to create an estate by the entirety.

This conveyance is made subject to taxes for 1970, restrictive convenants of record in Book 3279, page 205, and the plan of record in Book 3300, page 17.
The Grantees herein assume and agree to pay the indebtedness described in the Deed of of in 266, Register's Office for Davidson County, Tennessee.

WD-2

This is unimproved ( ) / improved (XX) property, known as 617 Woodett Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ ~~and interest thereto belonging to the said~~ GRANTEES, their heirs and assigns, forever.

And WE do covenant with the said GRANTEES ~~that~~ Charles W. Browning, et ux 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, William H. Sawyer and wife Evelyn J. Sawyer, 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, Charles W. Browning, and wife Meda M. Browning, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 16th day of March 1970

William H. Sawyer

Evelyn J. Sawyer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Richard McAlexander, a Notary Public in and for said County and State, the within named William H. Sawyer and wife Evelyn J. Sawyer

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 16th day of Mar., 1970

Richard McAlexander, Notary Public.

Commission expires 4-30-73

MAR 16 CONV	28,750.00	
MAR 16 S'TAX	A* 74.62	
MAR 16 PR'FEE	A* .50	
MAR 16 W'DEED	A* 3.00	* 78.12

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 ...