TENNESSEE TITLE COMPANY

BOOK 4404 PAGE 306 306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Sylvester Charles Brown, ET Ux (NAME)	Murphree Mortgage Company (NAME)	9D-48090
Highway 100 (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue North (STREET ADDRESS)	Map 156
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 22

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS

Cash in hand paid by the Grantors herein and other good and valuable considerations, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated June 20, 1967, executed by M. L. Goodwin, Jr., unmarried, payable to Murphree Mortgage Company, for the original sum of $17,600.00, with interest as set forth therein, both principal and interest payable $105.60 monthly, beginning Aug. 1, 1967, final July 1, 1997, and secured by a Deed of Trust of record in Book 4147, page 938, Register's Office for Davidson County, Tennessee.

PREPARED BY
J. H. DILLEY, JR., ATTORNEY
315 UNION STREET
NASHVILLE, TENNESSEE 37219

I, M. L. GOODWIN, JR., UNMARRIED
have bargained and sold, and by these presents do transfer and convey unto the said
SYLVESTER CHARLES BROWN AND WIFE, IVY M. BROWN

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Harpeth Heights, Sec. 2, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, March 9, 1953, as follows:

BEGINNING on the northerly margin of Highway No. 100 at the southwest corner of the property conveyed to Beatrice Jordan Jones by deed from E. U. Buchi and wife, of record in Book 1031, page 362, Register's Office for said County; thence with said Jones' westerly line, northwardly 208 feet; thence westwardly 291 feet; thence southwardly 177 feet to the northerly margin of said Highway No. 100; thence with the northerly margin of same, eastwardly 150 feet to the beginning.

Being the same property conveyed to M. L. Goodwin, Jr., by deed from Sarah Potts King Proctor and husband, as of record in Book 4147, page 936, said Register's Office.

This is unimproved ( ) improved (X) property, known as Highway 100 (House Number) (Street) Nashville, Tennessee 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 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.

Whenever 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 hands this 16th day of March 19 70

M. L. GOODWIN, JR.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named M. L. GOODWIN, JR.

the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 19 70

Commission expires April 25, 1970 Notary Public L. D. Richards

TENNESSEE TITLE COMPANY

Warranty Deed
G-214414

FROM
M. L. Goodwin, Jr.

To
Sylvester Charles Brown

The actual consideration for this transfer or value of property (whichever is greater) is $ 18,223.27.

Subscribed and sworn to before me this 16th day of March, 1970.
Notary Public
My commission expires April 25, 1970

PLEASE PUT IN TENN. TITLE CO. BOX

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

FORM NO. 1006 - MISSEY

MAR 17 70	CONV	18,223.27				
MAR 17 70	S'TAX		A*	47.32		
MAR 17 70	PR'FEE		A*	.50		
MAR 17 70	W'DEED		A*	3.00	*	50.82

A71552

IDENTIF. REFERENCE

MAR 17 11 16 AM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.