WARRANTY DEED

BOOK 4405 PAGE 480

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Brakefield, etux	SAME	Map 117-6
(NAME)	(NAME)	Par. 112
2111 Hampton Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- TEN & No/100 ($10.00) ---------- *Dollars,* the assumption of the balance due on a note in the original principal amount of $48,000 secured a vendor's lien retained in an Installment Deed from Jennie White Graves to David W. Peck, Jr., and wife, Macgregor W. Peck dated August 1, 1969, filed August 4, 1969 and recorded in Book 4354, page 897, Register's Office for Davidson County, Tennessee, other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, David W. Peck, Jr., and wife, Macgregor W. Peck

have this day bargained and sold, and do hereby transfer and convey unto the said James M. Brakefield and wife, Carolyn R. Brakefield

their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the westerly 190 feet of Lot No. 20 and the easterly 10 feet of Lot No. 21, on the plan of Hillsboro Heights, unrecorded, described according to a survey made by W. B. Southgate, Engineer, May _____, 1910, as follows:

Beginning on the southerly margin of Hampton Avenue at a point 590 feet east of the center line of 23rd Avenue, South; thence with the southerly margin of Hampton Avenue eastwardly 200 feet; thence southwardly 365 feet; thence westwardly 200 feet; thence northwardly 365 feet to the beginning.

Being the same property conveyed to David W. Peck, Jr., and wife, Macgregor W. Peck, by deed from Jennie White Graves, of record in Book 4354, page 897, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,500

Subscribed and sworn to before me, this the 20th day of March 19 70

Affiant

My commission expires: 7-22-72 (Affix Seal)

Notary Public

This is improved { } unimproved {X} property, known as 2111 Hampton Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James M. Brakefield and wife, Carolyn R. Brakefield their *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as stated above, and for 1970 property taxes prorated date of deed and assumed by purchasers

we *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James M. Brakefield and wife, Carolyn R. Brakefield, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 20th day of March, 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.*

DAVID W. PECK, JR.

MACGREGOR W. PECK

This Instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Josephine T. McHenry, *a Notary Public in and for said County and State,* David W. Peck, Jr., and wife, Macgregor W. Peck

the within named bargainor S., 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* 20th *day of* March, *19* 70

Josephine T. McHenry *Notary Public*

Commission expires 5-22-72

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 .....

MAR20 70 CONV 77,500.00
MAR20 70 S'TAX A* 201.50
MAR20 70 PR'FEE A* .50
MAR20 70 W'DEED A* 3.00 * 205.00

WARRANTY DEED

FROM
DAVID W. PECK, JR., and wife, MACGREGOR W. PECK

TO
JAMES M. BRAKEFIELD and wife,
CAROLYN R. BRAKEFIELD

A 72080

IDENTIF. REFERENCE

MAR 20 3 26 PH '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 250-2656
NASHVILLE, TENNESSEE