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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,095.3

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1970.

Notary Public

MY COMMISSION EXPIRES: 25 April 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Charles Campbell Brown, Jr. Attorney 4009 Harding Place, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Civia O. Stelzer and Irene S. Lewis (NAME)	Edwin B. Raskin Co. (NAME)	83-5-268
223 Robin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	Third National Bank Building (STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	Nashville Tenn. 37219 (CITY) (STATE) (ZIP)	

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, Charles Campbell Brown, Jr. & Wife, Diane J. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Irene S. Lewis & Civia O. Stelzer

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: Land in Davidson County, Tennessee, being Lots Nos. 4 and 6 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 26, etc. in Edgewood Plan, as of record in Book 421, page 49, Register's Office for said County, and described as follows:

Beginning at a point in the east margin of North 12th Street at the corner of Lots Nos. 4 and 5, being 75 feet south of the south margin of an unnamed 50 foot street shown on said plan; thence with the line between Lots 4 and 5, easterly 200 feet to the southwest corner of Lot No. 6; thence with the line between Lots 5 and 6, northerly 72.9 feet to the southerly margin of said 50 foot street; thence with the margin of same, easterly 15 feet to a point; thence along the easterly line of Lots Nos. 6 and 4, southerely 152.5 feet to a point in the northerly margin of an alley; thence with the margin of said alley, westerly 34.2 feet to a turn in said alley, and continuing with the westerly margin thence with the line between Lots 3 and 4, westerly 209.3 feet to the east margin of North 12th Street; thence with the margin of same, northerly 117.3 feet to the beginning.

Being the same property conveyed to Charles Campbell Brown, Jr. and Wife, Diane J. Brown, by Deed from Billy R. Potter and Wife, Joyce P. Potter, of record in Book 3957, page 512, Register's Office for Davidson County, Tennessee, but no further or otherwise.

Transfer subject to Deed of Trust executed by Charles Campbell Brown, Jr., and wife, Diane J. Brown to Lindley Murray Jr., Trustee, of record in Book 4271, page 255, said Register's Office, to secure to Capital Mortgage Company, Inc., the payment of one note dated September 23, 1968, in the original principal amount of $120,000.00, payable in monthly installments of $886.80 each, including principal and interest beginning October 1, 1968, balance September 1, 1993.

This is unimproved ( ) improved (X) property, known as 709 North 12th Street (House Number) (Street) Nashville, Tennessee 37206 (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 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. 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 15th day of May, 19 70

Diane J. Brown

Charles Campbell Brown

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Ann B. Beaver, a Notary Public in and for said County and State, the within named Charles Campbell Brown, Jr. and wife, Diane J. Brown

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 15th day of May 1970

Commission expires 27 April 1970

Ann B Beaver
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 Charles Campbell Brown, Jr.

TO Civia O. Stelzer & Irene S. Lewis

A 77647

IDENTIF. REFERENCE

MAY 15 3 43 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 15 70	CONV	90,000.00			
MAY 15 70	CONV	27,095.31			
MAY 15 70	S'TAX		A*	304.46	
MAY 15 70	PR'FEE		A*	.50	
MAY 15 70	W'DEED		A*	3.00	* 307.96