Book
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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 $12,122.26

Finis R. Sharp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF December 1970

Notary Public

MY COMMISSION EXPIRES: Feb. 5, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Attorney at Law, 1720 Parkway Towers, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Brown & wife (NAME)	National Mortgage Co. (NAME)	119-11
2809 Ennis Avenue (STREET ADDRESS OR ROUTE NUMBER)	Stahlman Building (STREET ADDRESS)	73
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	6DA 33836

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, Finis R. Sharp and wife, Mary T. Sharp,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly Brown and wife, Mary T. 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Map of Mashburn Heights, as of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 62 fronts 57.0 feet on the northerly side of Ennis Road and extends back 195.5 feet on the easterly line and 231.6 feet on the westerly line to a dead line in the rear, measuring 96.4 feet thereon.

Being the same property conveyed to Finis R. Sharp by deed from Robert P. Cole and wife, Jewel A. Cole, of record in Book 4420, page 758, Register's Office for Davidson County, Tennessee.

The wife of Finis R. Sharp joins in this conveyance to convey her dower or homestead rights.

It is agreed and understood that the grantees herein assume and agree to pay a first mortgage on said property held by National Mortgage Co. of record in Book 4395, page 22, Register's Office for Davidson County, Tennessee. This conveyance is made subject to restrictive covenants of record in Book 1785, page 133, said Register's Office, and to all applicable Metropolitan planning and zoning regulations.

This is { unimproved } { improved } property, known as 2809 Ennis Avenue Nashville, Tennessee
(House Number) (Street) (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 4th day of December, 19 70

Finis R. Sharp

Mary T. Sharp

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Finis R. Sharp and wife, Mary T. Sharp,

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 4th day of June 1970.

Commission expires _____

Margaret G. Blevins
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 Finis R. Sharp and wife, Mary T. Sharp

TO Kelly Brown and wife, Mary T. Brown

A 79522

IDENTIF. REFERENCE

JUN 4 11 48 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN-4-70	CONV	12,722.26			
JUN-4-70	S TAX		A*	33.02	
JUN-4-70	RFEE		A*	.50	
JUN-4-70	MTGEED		A*	3.00	* 36.52