WARRANTY DEED

BOOK 4427 PAGE 952

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Festus Brown	Guaranty Mortgage Company	Map 59-13
(NAME)	(NAME)	
3206 Dove Place	311 Seventh Avenue, North	Par. 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 3047, page 633, Register's Office for Davidson County, Tennessee.

We, Walter G. Ethridge and wife, Vera Mai Ethridge

have this day bargained and sold, and do hereby transfer and convey unto the said

Festus Brown and wife, Lee Esther H. Brown

their ~~XXXXXXXX~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Treppard Heights Subdivision, Section 6, as of record in Book 2900, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 85 feet on the northwesterly side of Dove Place and runs back 297.1 feet on the southwesterly line and 342 feet on the northeasterly line, to a dead line in the rear on which it measures 143 feet.

Being the same property conveyed to Walter G. Ethridge and wife, Vera Mai Ethridge by deed from Gary L. Ethridge and wife, Georgia R. Ethridge of record in Book 4181, page 114, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $15,800.00

Subscribed and sworn to before me, this the 30th day of June 1970

Affiant Harold L. Shelton

My commission expires: (Affix Seal) Notary Public W. Williams Dep. Register

This is { unimproved } { improved } property, known as ..... (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

Festus Brown and wife, Lee Esther H. Brown

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 noted above.

We *further covenant and bind* ourselves, our ..... *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Festus Brown and wife, Lee Esther H. Brown, their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 26 *day of* June, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter G. Ethridge

Vera Mai Ethridge

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This Instrument Was Prepared By

Dewey Pedigo, Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* Walter G. Ethridge and wife, Vera Mai Ethridge

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 [illegible] *day of* June, *19* 70

[illegible] *Notary Public*

Commission expires 1-20-72

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 .....

WARRANTY DEED

FROM

WALTER G. ETHRIDGE, ET UX

TO

FESTUS BROWN, ET UX

mail: Charlton Realty Co
Rt 3
Clarksville

A 8 2 2 1 6

IDENTIF. REFERENCE

JUN 30 11 07 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 30 70	CONV	15,800.00			
JUN 30 70	S'TAX		A*	41.08	
JUN 30 70	PR'FEE		A*	.50	
JUN 30 70	W'DEED		A*	3.00	* 44.58

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON