MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

BOOK 4432 PAGE 340

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,500.00

× Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July 19 70.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires Nov. 20, 1972

THIS INSTRUMENT WAS PREPARED BY
Henry K. Buckner, Jr.; 3937 Gallatin Rd.; Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Emmitt Brown (NAME)	Same (NAME)	
612 Jacklyn Hollow Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREEY ADDRESS)	W2-30105
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	(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, Leroy Dunn and wife, Sallie B. Dunn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Emmitt 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 the southerly half of Lot No. 344 on the Plan of McGavock, Wetmore and Others' Second Addition to the Town of McGavock, as of record in book 21, page 41, Register's Office for said County.
Said part of Lot No. 344 fronts 50 feet on the westerly side of 16th Ave. North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Leroy Dunn and wife, Sallie Dunn by deed from Alvie A. Hibbon, Sr., and wife, of record in Book 4069, page 34, Register's Office for said County.

This is improved (X) unimproved ( ) property, known as 1627 16th. Ave. North (House Number) (Street) Nashville, Tenn. (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 6th day of July, 1970

Leroy Dunn

Sallie B. Dunn

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named Leroy Dunn and wife, Sallie B. Dunn

the 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 6th day of July 19 70

Commission expires My Commission Expires Nov. 20, 1972

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

MAIL TO: JIM STEVENS RLTY. AUCTION
3937 GALLATIN RD. NASHVILLE, TENN.

WARRANTY DEED

FROM
LeRoy Dunn and wife,
Sallie B. Dunn

TO
Thomas Emmitt Brown

A 84080

IDENTIF. REFERENCE

JUL 17 3 15 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN

JUL 17 70 CONV *4,800.00
JUL 17 70 S'TAX A* 12.48
JUL 17 70 PR'FEE A* .50
JUL 17 70 W'DEED A* 3.00 * 15.98