WARRANTY DEED

BOOK 4434 PAGE 240

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Fred E. Thomas, et ux	Nashville Mortgage & Realty Co.	Par. # 23W-15055
(NAME)	(NAME)	
703 South 16th. Street	304 Second Ave. North	Map. 94-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 447 FW
Nashville, Tenn. 37206	Nashville, Tenn.	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $7300.00 ---------- Seventy Three Hundred & NO/100th. ---------- *Dollars,*

of which $1,383.34 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees are to assume a loan described in Deed of trust executed by Gerald W. Escue and wife, Carole L. Escue to Edward W. Lee, Jr., Trustee, dated October 16, 1963 and recorded in book 3685, page 95, Register's Office for Davidson County, Tenn. Said note was in the original amount of $6650.00, now reduced to $5916.66, payable $36.77 monthly. Next payment due August 1, 1970.

We, James W. Brewer and wife, Margaret A. Brewer

have this day bargained and sold, and do hereby transfer and convey unto the said Fred E. Thomas and wife, Wanda L. Thomas

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 159 on the Map of Shelby Village No. three, as of record in Book 2083, page 6, Register's Office for said County.

Said Lot No. 159 fronts 60.4 feet on the east of South 16th Street and runs back between lines, 138 feet on the north line and 137.4 feet on the south line to a dead line in the rear, measuring 40.7 feet thereon.

Being the same property conveyed to James W. Brewer and wife, Margaret A. Brewer by deed from Gerald W. Escue and wife, of record in book 4239, page 872, Register's Office for said County.

Ten-foot public utilities, a 30-foot building setback line and condition of owners certificate as shown on plan of record in book 2083, page 6, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in book 2015, page 639 and made applicable in book 2080, page 509, 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 $ 7300.00

Subscribed and sworn to before me, this the 24 day of July, 19 70

Affiant

My commission expires Oct. 23-1971 (Affix Seal)

Notary Public

This is { unimproved / improved (X) } property, known as 703 (House Number) South 16th. Street (Street), Nashville (P. O. Address), Tenn. (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Fred E. Thomas and wife, Wanda L. Thomas,

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 hereinabove and 1970 taxes assumed by Buyers in escrow account.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Fred E. Thomas and wife, Wanda L. Thomas,

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 21st. *day of* July, 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.*

James W. Brewer

Margaret A. Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, L. O. Hardaway *, a Notary Public in and for said County and State,* James W. Brewer and wife, Margaret A. Brewer

*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* 24th *day of* July *, 19* 70

Commission expires Oct. 23, 1971 *Notary Public*

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

James W. Brewer, et ux

TO

Fred E. Thomas, et ux

Deed Prepared by:
L. O. Hardaway
120 South 11th. Street
Nashville, Tenn. 37206

A 8 4 9 2 7

IDENTIF. REFERENCE

JUL 27 2 14 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL 27 70	CONV	*7,300.00			
JUL 27 70	S'TAX		A*	18.98	
JUL 27 70	PR'FEE		A*	.50	
JUL 27 70	W'DEED		A*	3.00	* 22.48

Compliments of

Guaranty Title

Office of

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