# WARRANTY DEED

BOOK 4440 PAGE 627

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ann S. Brown (NAME) | First Federal S & L Assn. (NAME) | |
| 2579 Willowbranch Dr. (STREET ADDRESS OR ROUTE NUMBER) | Fourth at Union (STREET ADDRESS) | Map 149-4 |
| Nashville, Tenn. 37217 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee 37219 (CITY) (ZONE) (STATE) | Par. 154 |

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 _____, page _____, Register's Office for said County.

We, Wesley F. Carter and wife, Geneva G. Carter

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

Ann S. Brown

her ~~successors~~ heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 475 on the Plan of Sec. 7, Edge-O-Lake Estates, as of record in Book 3700, page 79, Register's Office for said County,

Said lot fronts 80 feet on the southeasterly side of Willowbranch Drive, and extends back 180 feet on the southwesterly line and 184.42 feet on the northeasterly line, to a dead line in the rear on which it measures 53.04 feet.

Being the same property conveyed to Wesley F. Carter and wife, Geneva G. Carter by deed from Thurman & Stevens Construction Company, Inc., of record in Book 4202, page 157, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,468.57

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

Affiant

~~My commission expires:~~ _____ ~~(Affix Seal)~~

~~Notary Public~~

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 Ann S. Brown her ~~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 Ann S. Brown, her ~~successors~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 21 day of August 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wesley F. Carter

Geneva G. Carter

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Otis W. Chiarelli, *a Notary Public in and for said County and State,* Wesley F. Carter and wife, Geneva G. Carter

*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* 21 *day of* August, *19* 70

Otis W. Chiarelli *Notary Public*

*Commission expires* 11-20-72

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* .....

AUG 24 70 CONV 23,468.57
AUG 24 70 S'TAX A* 61.10
AUG 24 70 PR'FEE A* .50
AUG 24 70 W'DEED A* 3.00 * 64.60

A 8 7 8 2 0

IDENTIF. REFERENCE

AUG 24 1 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

WESLEY F. CARTER, ET UX

TO

ANN S. BROWN

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