BOOK 4442 PAGE 227 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1970.

Notary Public

MY COMMISSION EXPIRES: 1-29-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 731 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Todd, Jr. (NAME)	Murphree Mortgage Co. (NAME)	12D-85070
3831 Crouch Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Ave. No. (STREET ADDRESS)	Map 59-14
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	Parcel 142

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, James E. Bryan and wife Mickey Bryan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Todd, Jr.

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:

Being Lot No. 73 on the Plan of Haynes Manor, Sec. I, as of record in Book 3600, page 85, Register's Office for said County.
Said Lot No. 73 fronts 65 feet on the southerly side of Crouch Drive, and extends back 131.6 feet on the easterly line and 130.7 feet on the westerly line, to a dead line in the rear on which it measures 65 feet.

Being the same property conveyed to James E. Bryan and wife, Mickey Bryan by deed from Cumberland Builders Incorporated, a Tennessee corporation, as of record in Book 4174, page 973, Register's Office for Davidson County, Tennessee. Buyers assume and agree to pay the balance due on a first mortgage deed of trust loan payable to Murphree Mortgage Company as of record in Book 4174, page 974, Register's Office for Davidson County, Tennessee. Sellers herewith transfer to buyers the escrow account held by Murphree Mortgage Company, along with the insurance policy now in force without additional charge.

This is unimproved ( ) improved (X) property, known as 3831 (House Number) Crouch Drive (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 hands this 31st day of August, 1970

X James E. Bryan

X Mickey Bryan

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James A. Carney, a Notary Public in and for said County and State, the within named James E. Bryan and wife Mickey Bryan

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 31st day of August 1970

Commission expires 1-29-73

James A Carney
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 James E. Bryan et ux

TO David B. Todd, Jr. 3831 Crescent Dr. Nashville, Tenn. 37207

A 88546

IDENTIF. REFERENCE

AUG 31 3 35 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This instrument prepared by
James A. Carney, Atty,
731 Stahlman Building
Nashville, Tenn, 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 31 70	CONV	16,500.00				
AUG 31 70	S'TAX		A*	42.90		
AUG 31 70	PR'FEE		A*	.50		
AUG 31 70	W'DEED		A*	3.00	*	46.40