This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

GTC-208622

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
83-5-29	Mr/Mrs A. Wilson Brown 725 Gallatin Road	new owners BOOK 4444 PAGE 181
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
23W-11045	802 North 12th Street	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

L. A. LONGHURST and wife, MARGARET E. LONGHURST

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto A. WILSON BROWN and wife, MARTHA FRANCES BROWN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 15 on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, as of record in Book 332, page 73.

Said Lot No. 15 fronts 50 feet on the westerly side of North 12th Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to L. A. Longhurst and wife, Margaret E. Longhurst, by deed from C. C. Murphy and wife, Freida Ward Murphy, as of record in Book 1031,page 330.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except 1970 Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of September 1970.

L. A. Longhurst

Margaret E Longhurst

L. A. Longhurst

Margaret E. Longhurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named

L. A. Longhurst and wife, Margaret E. Longhurst

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, the 4th day of September, 1970.

My commission expires: July 23, 1974

Reau E. Folk Jr.
Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September 1970

MY COMMISSION EXPIRES: July 23, 1974 (AFFIX SEAL)

Notary Public

A 8 9 4 0 0

WARRANTY DEED
REF: mas

FROM L. A. LONGHURST AND WIFE

TO WILSON BROWN AND WIFE

IDENTIF. REFERENCE

SEP 9 1 28 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-9-70	CONV	*8,500.00			
SEP-9-70	S'TAX		A*	22.10	
SEP-9-70	PR'FEE		A*	.50	
SEP-9-70	W'DEED		A*	3.00	* 25.60

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

_____
Notary Public