WARRANTY DEED

BOOK 4450 PAGE 170

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frances McKinstry, et al (NAME)	Frances McKinstry, et al (NAME)	7DA-39565
2414 Abbott Martin Road (STREET ADDRESS OR ROUTE NUMBER)	2414 Abbott Martin Road (STREET ADDRESS)	Map 117-13
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 90

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100..... ($10.00), Dollars,

Other good and valuable consideration the receipt of which is hereby acknowledged, including the assumption of a first mortgage loan, the balance of which is $16,911.30, payable at the rate of $161.40 per month, and which is secured by a Deed of Trust of record in Book 4141, Page 722, R.O.D.C..

Samuel Hillard Brown, Jr. and wife, Jo Ann H. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Frances McKinstry, Catherine McKinstry and Margaret McKinstry and to the survivor of them it being the express intention of grantors herein to vest in the said grantees a survivorship estate, their heirs, and assigns. (successors), heirs and assigns,

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

Being lot No. 54 on the Map of Woodmont Estates No. 2, as of record in book 1130, page 99, Register's Office for said County.

Said lot No. 54 fronts 109.8 feet on the northerly side of Abbott Martin Road and runs back 204.7 feet on the easterly line and 208 feet on the westerly line, to a dead line in the rear, measuring 94.4 feet thereon.

Being the same real property conveyed to Samuel Hillard Brown and wife, Jo Ann H. Brown, by deed from William W. Watkins and wife, of record in book 4105, page 484, said Register's Office.

This conveyance is made subject to easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County of record in book 3914, page 109; 10-foot easement for public utilities, 50-foot building setback line from Abbott Martin Road and conditions of owners certificate as shown on plan of record in book 1130, page 99; and to restrictive covenants contained in book 1449, page 61 as amended of record in book 1881, page 561, said Register's Office.

This instrument prepared by:
Wm. H. Fisher
3716-B Nolensville Rd.
Nashville, Tenn. 37211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,600.00

Subscribed and sworn to before me, this the 5th day of October, 1970

Affiant

My commission expires: August 12, 1973 (Affix Seal)

Notary Public

This is unimproved (X) improved property, known as 2414 Abbott Martin Road, Nashville, Tennessee (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 Samuel Hillard Brown, Jr. and wife, Jo Ann H. Brown their (successors), heirs and assigns forever. they covenant that they lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

they further covenant and bind themselves their heirs and representatives, to warrant and forever defend the title to said real estate to said Frances McKinstry, Catherine McKinstry and Margaret McKinstry (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this ~~Oct~~ 5th day of October 1970 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J. Hillard Brown Jr.

Jo Ann H. Brown

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William H. Fisher, *a Notary Public in and for said County and State,* Samueal Hillard Brown, Jr. and wife, Jo Ann H. Brown

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, Davidson County, *Tennessee this* 5th *day of* October, *19* 70

William H. Fisher *Notary Public*

Commission expires August 12, 1973

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

Samuel H. Brown, et al

TO

Frances McKinstry, et al

A 92205

IDENTIFICATION REFERENCE

OCT 5 8 40 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

OCT-6 70	CONV	31,600.00				
OCT-6 70	S'TAX		A*	82.16		
OCT-6 70	PR'FEE		A*	.50		
OCT-6 70	W'DEED		A*	3.00	*	85.66