TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. John M. Brown, (NAME)	Guaranty Mortgage Company, (NAME)	12D-88964
3832 Augusta Drive, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North, (STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	BOOK 4450 PAGE 991

This instrument prepared by William H. Smithson, 534 Paragon Mills Road, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 -
($10.00) - DOLLARS
cash in hand paid by John M. Brown and wife, Carolyn S. Brown

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Carl W. Smithson and William H. Smithson, partners, d/b/a Smithson Construction Company,

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 375 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, page 11, Register's Office for said County.
Said Lot No. 375 fronts 74.00 feet on the southerly margin of Augusta Drive and extends back 119.3 feet on the westerly line and 117.1 feet on the easterly line to a line in the rear on which it measures 93.09 feet.
Being part of the same property conveyed to Carl W. Smithson and William H. Smithson, partners, d/b/a Smithson Construction Company by deed from Lineberger Development Co., of record in Book 4307, page 359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

This is unimproved ( ) / improved (X) property, known as 3832 Augusta Drive, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

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.

Witness our hands this 7th day of October, 19 70

SMITHSON CONSTRUCTION COMPANY
By: Carl W. Smithson Partner
By: William H. Smithson Partner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named Carl W. Smithson and William H. Smithson, partners, d/b/a Smithson Construction Company, 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 7th day of October, 19 70

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

Warranty Deed

GUARANTY MORTGAGE CO. OF NASHVILLE

FROM
SMITHSON CONSTRUCTION COMPANY
To
JOHN M. BROWN ET UX

REGISTER STAMP BELOW

Sworn to and subscribed before me this 7th day of October, 1970 ... value of ... 25,000.00

A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4450 PAGE 992

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IDENTIF. REFERENCE

OCT 8 2 54 PM '70

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

OCT-8	CONV	25,000.00				
OCT-8	S'TAX		A*	65.00		
OCT-8	PR'FEE		A*	.50		
OCT-8	W'DEED		A*	3.00	*	68.50