File in Nashville Mortgage & Realty

A 98340

This instrument prepared by:
William L. Brooks, Atty.
1200 American Trust Building
Nashville, Tennessee 37201

IDENTIF. REFERENCE

DEC 4 4 07 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4464 PAGE 667

WARRANTY DEED

Address New Owner as Follows:

Jack D. Brandon and wife
Katherine A. Brandon
1 Peach Blossom Square
Nashville, Tennessee 37205

Send Tax Bills to:

Same

Map. 104-13
Par. 213
PW

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable considerations paid by Jack D. Brandon and wife Katherine A. Brandon, Grantees, the receipt of which is hereby acknowledged, FORT REALTY COMPANY, Grantor, has bargained and sold and by these presents does transfer and convey unto the said Jack D. Brandon and wife Katherine A. Brandon, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Re-subdivision of Lots Nos. 1 and 3 of the Second Revision of Peach Blossom Square, as of record in Book 4350, page 132, Register's Office for said County, as follows:

BEGINNING at a point in the southerly margin of Peach Blossom Square at the common corner of Lots Nos. 1 and 3; thence with the margin of said Square, southerly 34.82 feet to a point in the beginning of a curve; thence around said curve, southeasterly 39.38 feet to a point in the westerly margin of Craighead Avenue; thence with the margin of the same, southerly 99.87 feet to a point; thence leaving said Avenue, westerly 59.82 feet to the common rear corner of Lots Nos. 1 and 3; thence with the line between said lots, northerly 124.98 feet to the point of beginning.

Being part of the property conveyed to Fort Realty Company by deed from Larchwood, Inc., as of record in Book 4179, page 571, said Register's Office.

This conveyance of said property is made expressly subject to the following:

1. Metropolitan taxes for the year 1970 which have been prorated and assumed by Grantees.

2. Easements, setback lines, restrictions and conditions shown on Plan of Peach Blossom Square of record in Book 4300, page 18, Register's Office for said county.

3. Restrictive covenants of record in Book 4281, page 942, Register's Office for said county.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever. Grantor does covenant with said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as hereinabove set forth.

Grantor does further covenant and bind itself and its successors to warrant and forever defend the title to the said land herein conveyed to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officers on the 3rd day of December, 1970.

FORT REALTY COMPANY

Attest:

Secretary-Treasurer

By _____
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Donna R. Carter, a Notary Public of the State and County aforesaid, personally appeared T. J. Haile, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Fort Realty Company, the within named Grantor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of December, 1970.

Donna R. Carter
Notary Public

My commission expires: 10-30-73

STATE OF TENNESSEE

BOOK 4464 PAGE 669

COUNTY OF DAVIDSON

Before me, Donna R. Carter, a Notary Public of the State and County aforesaid, personally appeared Ruth Mitchell Fort, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Secretary-Treasurer of Fort Realty Company, the within named Grantor, a corporation, and that she as such Secretary-Treasurer, being authorized so to do, attested the execution of the foregoing instrument for the purpose therein contained by signing her name as Secretary-Treasurer of said corporation.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of December, 1970.

Donna R. Carter
Notary Public

My commission expires: 10-30-73

DONNA R. CARTER * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

* * *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Fort Realty Company
Affiant
by Ruth Mitchell Fort

Subscribed and sworn to before me this 2nd day of December, 1970.

Donna R. Carter
Notary Public

My commission expires: 10-30-73

DONNA R. CARTER * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

DEC-4[illegible]	CONV	75,000.00	A*	195.00	
DEC-4[illegible]	S'TAX		A*	.50	
DEC-4[illegible]	PR'FEE		A*	4.50	* 200.00
DEC-4[illegible]	W'DEED				