Prepared by Alfred Adams Atty
Courthouse Lobby
Nashville, Tenn.

Map. 144
Par. 63
pw

WARRANTY DEED

BOOK 4481 PAGE 34

ADDRESS OF NEW OWNER

Jay Bills
Same

Elmo W. & Martha L. Brown
5950 Hillsboro Rd.
Nashville, Tennessee

For and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, and the love and affection which I have for my wife, Martha L. Brown, I, Elmo W. Brown have bargained and sold, and by these presents do transfer and convey unto the said Martha L. Brown an estate as tenant by the entirety in and to the following tract of land:

5195 MISC A* 3.00 * 3.00

A certain parcel of land situated in the _____ (formerly the 7th) Civil District of Davidson County, Tennessee, fronting on the east side of the Hillsboro Road, beginning at the southwest corner thereof at a point in the center of the Hillsboro Road opposite the intersection of said road with the Otter Creek Road; thence with the center of said Otter Creek Road in an easterly direction south 57° east 354.7 feet, more or less, to a point in the center of said road; thence with the center of said Otter Creek Road south 33° 30' east 390.3 feet, more or less to a point in the center of Otter Creek Road, thence north 24° 15' east 508.9 feet more or less along the westerly edge of a tract of land conveyed to J. R. Bonnell and wife, Frances L. Bonnell, by Elmo W. Brown and wife, Martha L. Brown by deed of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, to an iron pin in the line identified as J. R. Rowland's line, in the description in the deed of record in Book 1247, page 602, from Mattie M. Mays to Elmo W. Brown, thence in a westerly direction in a straight line passing the northern margin of a white gate in a fence fronting on the east side of the Hillsboro Road 733 feet, more or less, to the center of the Hillsboro Road, thence with the center of said Hillsboro Road in a southerly direction 207.4 feet, more or less, to the point of beginning, containing 5.07 acres and being part of the land conveyed to Elmo W. Brown by deed from Mattie Morgan Mays of record in Book 1247, page 602 Register's Office for Davidson County, Tennessee.

This is improved property, known as 5950 Hillsboro Road, Nashville, Tennessee.

It is grantor's intention by this deed to create an estate by the entireties between Elmo W. Brown, the grantor, and wife, Martha L. Brown, in and to the entire interest in the above described property previously held by grantor in fee simple.

To have and to hold the said estate as tenant by the entirety in said tract or parcel of land, with the appurtenances, estate, title and interest

thereto belonging to the said Martha L. Brown, her heirs and assigns forever.

And I do covenant with the said Martha L. Brown that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Martha L. Brown, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of Feb, 1971.

Elmo W. Brown

B05304

IDENTIF. REFERENCE

FEB 19 3 53 PM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Tim W. Wagner, a Notary Public in and for said County and State, Elmo W. Brown, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12 day of Feb., 1971.

Tim W. Wagner
Notary Public

My Commission Expires: 2-1-72

TIM W. WAGNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.