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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sarah L. Gwin (NAME)	Same. (NAME)	6D-38765
484 Brentview Hills (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 160-A Par. 85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

----Thirty-two Thousand Five Hundred and no/100 ($32,500.00)-- *DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Charles J. Pace, Jr. and wife, Alice H. Pace,

MAR-85	CONV	32,500.00			
MAR-85	S'TAX		A*	84.50	
MAR-85	PR'FEE		A*	.50	
MAR-85	W'DEED		A*	6.00	* 91.00

have bargained and sold, and by these presents do transfer and convey unto the said Sarah L. Gwin, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 21 on the Plan of Brentview Hills, as of record in Book 3300, page 44, Register's Office for said County.

Said Lot No. 21 fronts 98.8 feet on the northerly side of Brentview Hills Drive and extends back 199.9 feet on the westerly line and 220 feet on the easterly line to a dead line in the rear on which it measures 81 feet.

Being the same property conveyed to Charles J. Pace, Jr. and wife, Alice H. Pace, by deed from Raleigh T. Blanks and wife, as of record in Book 3762, page 50, said Register's Office.

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

1. Taxes for the year 1971, which have been prorated.

2. Deed of trust executed by Charles J. Pace, Jr. and wife, to Franklin G. Clark, Trustee, of record in Book 3751, page 329, to secure the payment of a note due First and Mid-South Mortgage Company in the original principal amount of $18,300.00.

3. Restrictions of record in Book 3345, page 205, said Register's Office.

4. Conditions of Owner's Certificate, a 70-foot set back line

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,500.00

Subscribed and sworn to before me, this the 8th day of March 1971

Affiant

My commission expires My Commission Expires April 30, 1973

Notary Public

This Instrument [illegible] Bandy, Attorney,
700 American [illegible] Building, Nashville, Tennessee

from Brentview Hills Drive and a 10-foot easement for public utilities along the northerly rear line of the lot, all as shown on the recorded plan of record in Book 3300, page 44, said Register's Office.

unimproved ( )
This is improved (X) property, known as 484 Brentview Hills Drive, Nashville, Tennessee.
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her *heirs and assigns, forever.*

And we do *do covenant with the said* Grantee *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,* except as hereinabove set forth.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 8th *day of* March, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Henry A. Gillespie, *a Notary Public in and for said County and State, the within named* Charles J. Pace, Jr. and wife, Alice H. Pace,

*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* 8th *day of* March, *19*71.

Henry A. Gillespie *Notary Public.*

Commission Expires My Commission Expires April 30, 1973

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

.....

.....

the bargainor....., *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* .....

day of ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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

Charles J. Pace, Jr. et ux

TO

Sarah L. Gwin

R 0 6 9 5 8

IDENTIF. REFERENCE

Mar 8 2 52 PM '71

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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