WARRANTY DEED

BOOK 4491 PAGE 544

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
C. P. Craus, et ux	C. P. Craus	W27-22500
(NAME)	(NAME)	
1011 Sharpe Avenue	1011 Sharpe Avenue	Map 83-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pg C. 111 Pcl
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by C. P. Craus and wife, Roberta R. Craus, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said C. P. Craus and wife, Roberta R. Craus, and their agreement to pay the unpaid balance of $4,271.64, of an indebtedness in the original amount of $6,000.00, secured by vendor's lien of record in book 4066, page 270, Register's Office for Davidson County, Tennessee,

we, Calvin Brewington and wife, Rebecca Deering Brewington

have this day bargained and sold, and do hereby transfer and convey unto the said C. P. Craus and wife, Roberta R. Craus, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 39 on the plan of Jones and Bradford's Subdivision, as of record in book 161, page 142, Register's Office for said County. Said lot No. 39 fronts 50 feet on the northerly side of Sharpe Avenue and runs back between parallel lines 154-1/2 feet to an alley. Being the same property conveyed to Calvin Brewington and wife, Rebecca Deering Brewington, by deed from Elwood Wray and wife, of record in book 4066, page 270, said Register's Office.

This Instrument Was Prepared By
Phillip Davidson
Of The Law firm Hedigo & Sandi
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 10000

Subscribed and sworn to before me, this the 6th day of April 19 71

My commission expires: June 6, 1972 (Affix Seal)

x C. P. Craus
Affiant

Mary Craig
Notary Public

This is unimproved ( ) improved (x) property, known as 1011 Sharpe Avenue, 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 C. P. Craus and wife, Roberta R. Craus, their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except taxes for 1971 which are prorated and assumed by the grantees, and by ~~HERE~~ vendor's lien as above set out.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* C. P. Craus and wife, Roberta R. Craus, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 6th *day of* April, 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.*

x Calvin Brewington

x Rebecca Deering Brewington

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Calvin Brewington and wife, Rebecca Deering Brewington,

the within named 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 Nashville, *Tennessee, this* 6th *day of* April, *19*71.

Mary Emery *Notary Public*

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

APR-6F	CONV	10,000.00				
APR-6F	S'TAX		A*	26.00		
APR-6F	PR'FEE		A*	.50		
APR-6F	W'DEED		A*	3.00	*	29.50

Guaranty Title 210642

WARRANTY DEED

FROM Calvin Brewington, et ux

TO C. P. Craus, et ux

B 10094

IDENTIF. REFERENCE

APR 6 2 48 PM '71

FELIX Z. W...SON 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