Mail: Randolph Co. Realtors--17th Floor Third National Bk Bldg. Nashville, Tenn.

This Form furnished by Attorneys Title Company, Inc.

BOOK 4509 PAGE 471 Form No. WD-2

FROM

WILLIAM H. GARRETT, et ux

TO

J. EUGENE BREW, et ux

For draftsman's use

This instrument was prepared by:

Thomas P. Kanaday, Jr.
18th Floor, Third Nat'l. Bank Bldg.
Nashville, Tenn. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. EUGENE BREW (NAME)	Same (NAME)	Map No. 117-2
2904 23rd Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel #177
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	7DA22180

B 18232

(FOR REGISTER'S USE)

T IDENTIF. REFERENCE

Jun 10 8 51 AM '71

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 24,950

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June 1971

Notary Public

MY COMMISSION EXPIRES: April 29, 1973

(AFFIX SEAL)

For and in Consideration of the sum of Nineteen Thousand ~~Six Hundred Fifty~~ Six Hundred Seventy Nine and 91/100 ($~~24,950.00~~ (19,679.91)) DOLLARS cash in hand paid by J. Eugene Brew & Wife, Mariba E. Brew, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by J. Eugene Brew & Wife, Mariba E. Brew of the indebtedness secured by deed of trust executed by Eldon J. Fant, et ux and Wife, Eulalia A. Fant to James B. Turner, Trustee, of record in Book 3017, Page 182, Register's Office of Davidson County, Tennessee, we William H. Garrett & Wife, Marianne L. Garrett have bargained and sold,

~~bargained and sold~~, and by these presents do transfer and convey unto the said J. EUGENE BREW & WIFE, MARIBA E. BREW 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. 19 of Section 3 on the map of W. V. Davidson's Hillsboro Highlands, Sections Nos. 2 and 3 of record in Book 843, Page 23, Register's Office for said County.

Said Lot No. 19 fronts 113 feet on the easterly side of 23rd Avenue, South, and runs back between parallel lines 165 feet on the southerly line and 166 feet, more or less, on the northerly line to the westerly line of Lot No. 26, measuring 115 feet thereon.

BEING the same property conveyed to William H. Garrett and Wife, Marianne L. Garrett by deed from John W. Rustin and Wife, Jessie W. Rustin of record in Book 4240, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement granted to the City of Nashville for sewer purposes by an instrument of record in Book 3529, Page 136, Register's Office of Davidson County, Tennessee.

JUN10=	CHRW	24,950.00			
JUN10=STAX			A*	64.75	
JUN10=RECFEE			A*	.50	
JUN10=	MTGTAX		A*	3.00	* 68.25

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WD-2

This is ~~unimproved ( )~~ improved (X) property, known as 2904 Twenty-Third Ave., South, Nashville, Tennessee
(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 J. EUGENE BREW et ux MARIBA E. BREW, their heirs and assigns, forever.

And we do covenant with the said J. Eugene Brew et ux, Mariba E. Brew 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.

And we, William H. Garrett et ux, Marianne L. Garrett do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said J. Eugene Brew et ux Mariba E. Brew and their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 7th day of June, 19 71

William H Garrett

Marianne L Garrett

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ruth Randolph, a Notary Public in and for said County and State, the within named WILLIAM H. GARRETT et ux MARIANNE L. GARRETT,

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, Tenn. Tennessee, this 7th day of June, 19 71.

Ruth Randolph, Notary Public.

Commission expires April 29, 1973

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 .....