This instrument was prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Paul A. Snider et ux | Fidelity Federal S. & L. Assn. | 6D - 24135 |
| (NAME) 4804 Hall Court | 401 Union Street BOOK 4532 PAGE 97 | Map 147-1 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn 37211 | (STREET ADDRESS) Nashville, Tennessee 37219 | Pcl. 33 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* .....

TEN and no/100 ---------- ..... *Dollars,*

cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged,

we, Bradford S. Brown and wife, Nancy Jean Brown,

*have this day bargained and sold, and do hereby transfer and convey unto the said* .....

Paul A. Snider and wife, Mildred P. Snider,

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

Being Lot No. 445 on the Plan of Caldwell Hall, Section Six, as of record in Book 2900, page 148, Register's Office for said County.

Said Lot No. 445 fronts 55.98 feet on the easterly side of Hall Court and extends back 105.85 feet on the northerly line and 265.9 feet on the southwesterly line to a dead line in the rear, which is a broken line, measuring 287.25 feet thereon.

Being the same property conveyed to Bradford S. Brown and wife, Nancy Jean Brown, by deed from Theodore H. Lightfoot and wife, as of record in Book 4372, page 82, said Register's Office.

NOTE: This conveyance is made subject to restrictions in Book 3221, page 6, as amended in Book 3251, page 543; and the recorded plan shows an Owner's Certificate, a 30-foot set-back line from Hall Court, and a 10-foot easement for public utilities along rear line of premises.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 24th day of August 19 71

Affiant James A. Bowman

My commission expires: May 7 1974 (Affix Seal)

Notary Public Mrs Joe L. Thomas

This is unimproved ( ) improved (X) property, known as 4804 Hall Court, Nashville, Tennessee 37211
(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* .....

Paul A. Snider and wife, Mildred P. Snider,

..... 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.*

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul A. Snider and wife, Mildred P. Snider, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* S *this* 24th *day of* August, 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.*

Nancy Jean Brown

Nancy Jean Brown

Bradford S. Brown

Bradford S. Brown by Bamford Brown Att'y in fact

BOOK 4532 PAGE 98

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Nancy Jean Brown,

*the within named bargainor, E., with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville *Tennessee,*
*this* 24th *day of* August, *19* 71

Ina N. Kent *Notary Public*

*Commission expires* My Commission Expires Oct. 31, 1971

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On this 24th day of August 1971, before me personally appeared Gary Gober, to me known to be the person who executed the foregoing instrument in behalf of Bradford S. Brown, and acknowledged that he executed the same as the free act and deed of said Bradford S. Brown.

WITNESS my hand and official seal, at Nashville, Tennessee, this 24th day of August 1971.

Mrs Joe L. Jenkins
Notary Public

My Commission Expires:
May 7, 1974

AUG25 CONV 31,500.00
AUG25 S'TAX A* 81.90
AUG25 PR'FEE A* .50
AUG25 W'DEED A* 4.00 * 86.40

019,621-6

**WARRANTY DEED**

FROM
BRADFORD S. BROWN, et ux

TO
PAUL A. SNIDER, et ux

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

B 2 8 3 0 4

IDENTIF. REFERENCE

AUG 25 3 41 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Compliments of
**Guaranty Title**
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE