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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$12,000.00 XT Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 71

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL) January 21, 1972

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ed Hodge Et Al (NAME)	Murphree Mortgage Co. (NAME)	5D 45014
4740 Nolensville Rd. (STREET ADDRESS OR ROUTE NUMBER)	226 Third Ave. North (STREET ADDRESS)	Map 148-13
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 98

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James B. Brown and wife, Betty J. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ed Hodge And Glenn T. Tidwell

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 269 on the Plan of Fairlane Park, Section III, of record in Book 2331, Pages 145 and 146, Register's Office for said County.

SAID Lot No. 269 fronts 70 feet on the North side of Fairlane Drive and runs back between lines, 172.4 feet on the West line and 166 feet on the East line to a dead line in the rear on which it measures 70.5 feet.

BEING the same property conveyed to James B. Brown and wife, Betty J. Brown by deed from Rankin Edwards and wife, Grace K. Edwards of record in Book 3073, Page 270, said Register's Office.

SUBJECT to the restrictions of record in Book 2598, Page 491; and also Plan of record in Book 2331, Pages 145 and 146, said Register's Office.

Escrow account to be transferred to buyer.

Subject to a Deed of Trust held by Murphree Mortgage Co. of record in Book 2622, Page 275 and assigned in Book 2631, Page 40, said Register's Office.

This is unimproved ( ) improved (X) property, known as 312 Fairlane Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of August, 1971.

James B. Brown

Betty J. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James B. Brown and wife, Betty J. Brown

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 30th day of August 19 71.

Commission expires May 22, 1972

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

Notary Public

ED HODGE REALTY
4740 Nolensville Road
Ph. 833-1860

WARRANTY DEED

FROM
JAMES B. BROWN ET UX

TO
ED HODGE

BETTY J. BROWN

B29108

IDENTIF. REFERENCE
IDENTIF. REFERENCE

SEP 3 2 07 PM '71
SEP 3 2 07 PM '71
REGISTER
FELIX DAVIDSON COUNTY, TENN.
FE DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TENN.

SEP-3[illegible]	CONV	12,000.00				
SEP-3[illegible]	S'TAX		A*	31.20		
SEP-3[illegible]	PR'FEE		A*	.50		
SEP-3[illegible]	W'DEED		A*	4.00	*	35.70

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219