BOOK 4538 PAGE 719

WARRANTY DEED

ADDRESS NEW OWNER:

GRAND PROPERTIES
609 BOWLING AVENUE
NASHVILLE, TENNESSEE

SEND TAX BILLS TO: SAME

Map 104-4 Map 92-16
Par. 13, 14 Par. 132, 294. 295
296
wp

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLYDE LESLIE BROWN, BEING ONE AND THE SAME AS CLYDE L. BROWN, A SINGLE PERSON, WILLIAM F. FENNESSEY AND LAVERNE BROWN FENNESSEY, BEING ONE AND THE SAME AS LAVERNE B. FENNESSEY AND LAVERNE B. BROWN FENNESSEY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRAND PROPERTIES, A LIMITED PARTNERSHIP WITH CLYDE LESLIE BROWN AS GENERAL PARTNER, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT NO. 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 197 IN O. B. HAYES' SECOND PLAN OF SMALL LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 81, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 197 FRONTS 50 FEET ON THE WESTERLY SIDE OF 20TH AVENUE SOUTH, FORMERLY CORINNE STREET, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME REAL PROPERTY CONVEYED TO CLYDE LESLIE BROWN AND LAVERNE BROWN FENNESSEY BY DEED FROM ABRAHAM MILLER, ACTING BY AND THROUGH FRANCES MILLER, CONSERVATOR, AND FRANCES MILLER, WIFE OF ABRAHAM MILLER, OF RECORD IN BOOK 3894, PAGE 212, REGISTER'S OFFICE FOR SAID COUNTY.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,261.00 .

J M Grissim
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 1971.

NOTARY PUBLIC VIRGINIA PHILLIPS DAVIDSON COUNTY, TENN.

Virginia Phillips
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-18-75

Prepared and approved by
Grissim and Short
by J M Grissim

TRACT NO. 2: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 198 ON THE PLAN OF O. B. HAYES' PLAN OF LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 81, CHANCERY COURT AT NASHVILLE.

SAID LOT NO. 198 FRONTS 50 FEET ON THE WESTERLY SIDE OF 20TH AVENUE SOUTH, AND RUNS BACK BETWEEN PARALLEL LINES, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. FENNESSEY AND WIFE, LAVERNE BROWN FENNESSEY, BY DEED FROM EDNA FELTS STONE, A WIDOW, OF RECORD IN BOOK 3644, PAGE 517, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT NO. 3: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 100 FEET OF LOT NO. 199 IN O. B. HAYES' PLAN OF SMALL LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 81, CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 199 FRONTS 50 FEET ON THE WESTERLY SIDE OF 20TH AVENUE SOUTH AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET TO A LINE OF A PART OF SAID LOT NO. 199 SOLD TO DR. W. P. BARTON.

BEING THE SAME PROPERTY CONVEYED TO CLYDE LESLIE BROWN, BY DEED FROM LILLIAN B. DAVIS, OF RECORD IN BOOK 3902, PAGE 59, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT NO. 4: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 100 FEET OF LOT NO. 200 IN O. B. HAYES' SECOND PLAN OF SMALL LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 81, CHANCERY COURT AT NASHVILLE.

SAID PART OF LOT NO. 200 FRONTS 50 FEET ON THE WESTERLY SIDE OF 20TH AVENUE, SOUTH, FORMERLY CORINNE STREET, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF GRAND AVENUE, 100 FEET TO A DEAD LINE.

BEING THE SAME REAL PROPERTY CONVEYED TO WILLIAM F. FENNESSEY AND WIFE, LAVERNE B. FENNESSEY, BY DEED OF RECORD IN BOOK 3856, PAGE 831, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT NO. 5: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WEST OR REAR 50 FEET OF LOTS NOS. 199 AND 200 ON THE PLAN OF O. B. HAYES SMALL LOTS, AS OF RECORD IN PLAN BOOK 1, PAGE 81, CHANCERY COURT AT NASHVILLE.

SAID PART OF SAID LOTS FRONT 50 FEET ON THE NORTHERLY SIDE OF GRAND AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF AN ALLEY, 100 FEET TO THE SOUTH LINE OF LOT NO. 198 ON SAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM F. FENNESSEY AND WIFE, LAVERNE B. BROWN FENNESSEY, BY DEED OF RECORD IN BOOK 3534, PAGE 367, REGISTER'S OFFICE FOR SAID COUNTY.

TRACT NO. 6: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 146 ON THE PLAN OF BOYD HOME TRACT, AS OF RECORD IN BOOK 21, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED AS FOLLOWS:

BEGINNING IN THE EASTERLY MARGIN OF LYLE AVENUE AT THE SOUTHEAST CORNER OF LOT NO. 15 ON THE PLAN OF J. H. WILLIAMS RESUBDIVISION, OF RECORD IN BOOK 57, PAGE 154,

REGISTER'S OFFICE FOR SAID COUNTY; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 118 FEET TO THE WEST MARGIN OF AN ALLEY; THENCE ALONG THE ALLEY SOUTHERLY 42 FEET; THENCE WESTERLY 118 FEET TO THE EAST MARGIN OF LYLE AVENUE; THENCE NORTHERLY WITH SAID AVENUE, 42 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLYDE LESLIE BROWN, A SINGLE PERSON, FROM LILLIAN B. DAVIS, A WIDOW, AS OF RECORD IN BOOK 3968, PAGE 706, REGISTER'S OFFICE FOR SAID COUNTY.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD THE SAID TRACTS OR PARCELS OF LAND, WITH THE APPURTENANCES, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, FOREVER; AND WE 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 FOR 1971 STATE AND COUNTY TAXES AND DEEDS OF TRUST AND INSTALLMENT DEEDS OF RECORD WHICH CONSTITUTE VALID LIENS ON SAID PROPERTY; 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 GRANTEE, ITS SUCCESSORS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER.

WITNESS OUR HANDS THIS 28 DAY OF August, 1971.

Clyde Leslie Brown

LaVerne B. Brown Fennessey

William F Fennessey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, Virginia Phillips, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED CLYDE LESLIE BROWN, WILLIAM F. FENNESSEY AND LAVERNE BROWN FENNESSEY, THE BARGAINORS, 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 28 DAY OF August, 1971.

Virginia Phillips
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-18-75

R31374

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IDENTIF. REFERENCE

SEP 21 3 53 PM '71

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

SEP 21 71	CONV	90,000.00			
SEP 21 71	CONV	36,261.00			
SEP 21 71	S'TAX		A*	328.38	
SEP 21 71	PR'FEE		A*	.50	
SEP 21 71	W'DEED		A*	8.00	* 336.88