BOOK 4538 PAGE 913

Prepared by: Frank S. King, Jr., Attorney
733 Stahlman Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Myers E. Brown et ux (NAME)	Dobson & Johnson, Inc. (NAME)	Parcel 4D 37930
512 Keaton Avenue (STREET ADDRESS OR ROUTE NUMBER)	11th Floor J. C. Bradford Bldg. (STREET ADDRESS)	Map 43-24
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------

Ten and No/100 ---------- ($10.00) ---------- *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $15,000.00 to Dobson & Johnson, Inc., secured by a deed of trust to Albert Wm. Johnson, Trustee, of record in Book 3882, page 250, R.O.D.C., Tennessee.

We, Buster Forkum and wife, Dorothy R. Forkum,

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

Myers E. Brown and wife, Rebecca R. Brown, their

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

A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by John R. Alley, Surveyor, November 6, 1964, as follows:

BEGINNING on the southerly margin of Keaton Avenue, at the northeast corner of the property conveyed to Walter W. Gardner and wife, by deed from Tom Williams and wife, of record in Book 1714, page 174, Register's Office of said County; thence with said Gardner's eastern boundary line, south 51° 51' west 200 feet; thence south 47° 47' east 173 feet; thence north 42° 28' east 197 feet to the southerly margin of Keaton Avenue; thence with the same, north 47° 47' west 140 feet to the beginning.

Being the same real property conveyed to Buster Forkum and wife, Dorothy R. Forkum, by deed from B. E. West and wife, Mattie T. West, of record in Book 3882, page 246, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 23 day of Sept 19 71

Affiant

My commission expires: February 26, 1975 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 512 Keaton Avenue, Old Hickory, 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

Myers E. Brown and wife, Rebecca R. Brown, 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 for above-mentioned deed of trust.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness our *hand* S *this* 21st *day of* September, *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 Buster Forkum x Dorothy R. Forkum

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Shirley Ann Myers, a Notary Public in and for said County and State, Buster Forkum and wife, Dorothy R. Forkum, the within named 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 Madison, Tennessee, this 21st day of Sept., 1971.

Shirley Ann Myers Notary Public

Commission expires 12/1/73

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 .....

SEP 22 75 CONV 18,500.00
SEP 22 75 S'TAX A* 48.10
SEP 22 75 PR'FEE A* .50
SEP 22 75 W'DEED A* 4.00 * 52.60

WARRANTY DEED

FROM

BUSTER FORKUM ET UX

TO

MYERS E. BROWN ET UX

B 3 1 4 5 2

IDENTIF. REFERENCE

Sep 22 11 52 AM '71

FELIX A. WILSON JR. 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