BOOK 4541 PAGE 327

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue, North
Nashville, Tennessee 37201

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jimmy Lee Brown, et ux (NAME) | Shumaker Mortgage Company (NAME) | Map 11-3 |
| 1702 Kellow Street (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 343 (STREET ADDRESS) | Pcl. 315 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Memphis, Tennessee 38101 (CITY) (ZONE) (STATE) | Inc. |

*FOR AND IN CONSIDERATION of the sum of* Ten and----------00/100 ($10.00)---------- *Dollars,* cash in hand paid by the Grantees; JIMMY LEE BROWN and wife, WILLIE MAE BROWN, and other good and valuable considerations, receipt of which is hereby acknowledged; including the assumption of a Deed of Trust executed by Robert Lee Baugh and wife, to the Veterans Administration; of record in Book_____, Page_____, Register's Office for Davidson County, Tennessee; payable as therein specified;

We, John W. Rains and wife, Ennis M. Rains,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Jimmy Lee Brown and wife, Willie Mae Brown, their

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Riverview Gardens Subdivision, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee.
BEGINNING at a point in the southerly margin of Kellow Street, said point being the common front corners of Lots Nos. 12 and 13; thence along the line between said lots southwardly 69.6 feet to a point thence eastwardly 77.2 feet to a point in the westerly margin of 18th Avenue North; thence along said margin of said Avenue northwardly 61.8 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction 35.3 feet to a concrete monument in the southerly margin of Kellow Street; thence in a westerly direction 68 feet along said margin of said street to the point of beginning.
Being the same property conveyed to John W. Rains and wife, Ennis M. Rains, by deed from Robert Lee Baugh and wife, Ella Katherine Baugh, of record in book 4515, page 420, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,600.00

Subscribed and sworn to before me, this the 3rd day of September 19 71.

Affiant

My commission expires: Nov 24 1974 (Affix Seal)

Notary Public

This is improved ( X ) unimproved ( ) property, known as 1702 Kellow Street, Nashville, 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* JIMMY LEE BROWN and wife, WILLIE MAE 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 as herein stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jimmy Lee Brown and wife, Willie Mae Brown, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 2nd *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.*

John W. Rains

Ennis M. Rains

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Melvlle W. Mays, Jr. *, a Notary Public in and for said County and State,* John W. Rains and wife, Ennis M. Rains,

*the within named bargainor....., 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* 2nd *day of* September, *19* 71

Melville W. Mays, Jr. *Notary Public*

*Commission expires* Nov 24, 1974

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* .....

OCT 12 CONV 14,600.00
OCT 12 S'TAX A* 37.96
OCT 12 PR'FEE A* .50
OCT 12 W'DEED A* 4.00 * 42.46

**WARRANTY DEED**

FROM

JOHN W. RAINS, ET UX,

TO

JIMMY LEE BROWN, ET UX.

B 33999

IDENTIF. REFERENCE

OCT 12 3 14 PM '71

FELIX Z. WILSON II 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