This instrument was prepared by
Nancy K. Corley, Suite # 2
107 Old Hickory Blvd., Madison, Tenn.

WARRANTY DEED

BOOK 4569 PAGE 432

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Newton M. Brown (NAME)	Same (NAME)	23-3
1304 E. Elliston St (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR-114
Old Hickory, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	40-11305

FOR AND IN CONSIDERATION of the sum of Twelve Thousand and no/100 ($12,000.00) .....

..... *Dollars,*

Cash in hand, the receipt of which is hereby acknowledged,

We, Willie B. Hagar and wife, Ida B. Hagar,

have this day bargained and sold, and do hereby transfer and convey unto the said Newton M. Brown and Mattie Mae Brown a life estate for and during their natural lives and until the death of the last surviving life tenant with a remainder over to Edith Hustin, James Brown, and Norene Prather as joint tenants with a right of survivorship, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 114, Section "C", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 66, in Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Elliston Street, containing 0.08 acres, more or less;

Subject to and/or reserving one (1) permanent easement 2.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto;

Being the same property conveyed to Willie B. Hagar and wife, Ida B. Hagar, by deed from E. I. du Pont de Nemours and Company dated the 18th day of October, 1951, as recorded in Book 2026, Page 479, Register's Office for Davidson County, Tennessee.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $12,000.00, Affiant Mrs. R E. Prather
Subscribed and sworn to before me this 17th day of January 1972
Deputy Register J. H. Read

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,000.00

Subscribed and sworn to before me, this the 10th day of June 19 71

Affiant

My commission expires: (Affix Seal)

Notary Public

This is {unimproved / improved (X)} property, known as 1304 (House Number) Elliston Street (Street) Old Hickory (P. O. Address:) Tennessee (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said life tenants, Newton M. Brown and Mattie Mae Brown and their assigns for and during their natural lives and upon the death of the last surviving life tenant to the remaindermen as joint tenants with rights of survivorship, Edith Hustin, James Brown, and Norene Prather, 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* life tenants, Newton M. Brown and Mattie Mae Brown, and the remaindermen, Edith Hustin, James Brown, and Norene Prather, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* tenth *day of* June, 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.*

Willie B. Hagar

Ida B. Hagar

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. Richard Corley, Jr., *a Notary Public in and for said County and State,* Willie B. Hagar and Ida B. Hagar

the within named 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 Madison, Davidson County, *this* 10th *day of* June, *19* 71.

E. Richard Corley, Jr. *Notary Public*

E. RICHARD CORLEY, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 4-26-75

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 .....

WARRANTY DEED

FROM

Willie B. Hagar et ux

TO

Newton M. Brown and Mattie Mae Brown as Life Tenants and Edith Hustin, James Brown, and Norene Prather - Remaindermen

B 45152

IDENTIF. REFERENCE

JAN 17 12 39 PM '72

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN 17 72	CONV	12,000.00			
JAN 17 72 S TAX			A*	31.20	
JAN 17 72 PR FEE			A*	.50	
JAN 17 72 W DEED			A*	4.00	* 35.70

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

Mrs. Richard E. Prather
305 Louviers Lane
Old Hickory, Tennessee 37138