(This instrument was prepared by James A. Lesemann, Attorney at Law, 320 Gallatin Road, Madison, Tennessee) James A. Lesemann

WARRANTY DEED

BOOK 4571 PAGE 326

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E.L. Brown et al.	(same)	4D 38000
(NAME:)	(NAME:)	
513 Heaton Ave.	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Old Hickory, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, C. L. PORTER AND WIFE, ALICE F. PORTER, hereinafter called the grantors,

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ ERNEST L. BROWN AND WIFE, ALICE LEE BROWN, as tenants by the entireties, a one-half undivided interest; MYERS E. BROWN AND WIFE, REBECCA R. BROWN, as tenants by the entireties, a one-half undivided inter/est; 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:*

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Tracts Nos. 12 and 13 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 12, 1948, as follows:

Tracts Nos. 12 and 13 are described together as follows:
Beginning on the westerly margin of a road, being the first road from left from bridge over Cumberland River, said beginning point being the common corner of Tracts Nos. 11 and 12; thence with the westerly margin of said road, North 47° 47' west 268.70 feet to the northeast corner of Tract No. 13 and the south line of Tract No.3; thence south 42° 45' west 718.9 feet, more or less, to an iron pin; thence south 38° east 262.8 feet to the corner of tracts Nos. 11 and 12; thence with the line between said tracts, north 42° 45' east 769.4 feet to the beginning, containing 4.59 acres, more or less.

Included in the above description, but expressly excluded therefrom, is the following described property conveyed to John W. Allen by deed of record in Book 1854, page 416, Register's Office for said County:

A part of Tract 12 in the Fourth Civil District of Davidson County, Tennessee, near Old Hickory, Tennessee, on the Leonard L. Clark plan described as follows:

Beginning on the westerly margin of a road, being the first road on the left from the bridge over Cumberland River, said beginning point being the comm n corner of Tracts Nos. 11 and 12 at an iron pin, then proceeding along the westerly margin of said road for 54 feet; thence south 42° 45' west 718.9 feet, more or less; thence south 38°

STATE OF TENNESSEE, COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 12,750.00

Subscribed and sworn to before me this the 21st day of January, 19 75.

Affiant

My commission expires February 26, 1975.

(Affix Seal)

Notary Public

DAVIDSON COUNTY, TENN.

east 54 feet, more or less, to the corner of tracts Nos. 11 and 12; thence with the line between said tracts, north 42° 45' east 769.4 feet, more or less, to the beginning.

Being the same property conveyed to C. L. Porter by deed from Charles Roy Payne, Sr., Robert D. Payne and John R. Payne, Jr., of record in Book 4569, page 733, Register's Office for Davidson County, Tennessee.

JAN24 72	CONV	17,750.00			
JAN24 72	S TAX		A*	46.02	
JAN24 72	PR FEE		A*	.50	
JAN24 72	W DEED		A*	6.00	* 52.52

B 45992 T
IDENTIF. REFERENCE
JAN 24 11 18 AM '72
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as Keeton Avenue, Old Hickory, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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.*

And we, the said grantors, *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.*

Witness our *hand* s *this* 21st *day of* January, *19* 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. L. Porter
(C. L. Porter)

Alice F. Porter
(Alice F. Porter)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named C. L. Porter and wife, Alice F. Porter,

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 Madison, Tennessee, this 12th day of January, 19 72.

Ruby T. Harris, Notary Public

Commission Expires February 26, 1975.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

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