TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Russell Deberry (NAME)	Thomas & Hill, Inc. (NAME) BOOK 4598 PAGE 3	2W-24171
2413 Underwood Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1833 (STREET ADDRESS)	Map 81-14
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Charleston, West Va. 25327 (CITY) (ZONE) (STATE)	Par 162

For and in consideration of the sum of $10,200.00 TEN THOUSAND TWO HUNDRED and no/100---------- DOLLARS cash in hand paid by JAMES RUSSELL DeBERRY AND WIFE, AGNES R. DeBERRY

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, ALTON FRANK CHILDS AND WIFE, ROCHELLE CHILDS

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 13 on the revised plan of Fisk Park, of record in Book 2331, page 114, Register's Office for said County.
Said Lot No. 13 fronts 50 feet on the west side of Underwood Street and runs back between lines, 124.8 feet on the northerly line and 125 feet on the southerly line to the right of way of the Tennessee Central Railroad on which it measures 50 feet.
INCLUDING BUT EXCLUDING, is that part of the property condemned by the State of Tennessee for highway purposes of record in Book 4286, page 52, described as follows:
BEGINNING at a point located in the easterly property line of the Tennessee Central Railway; said point being in the common corner of a tract of land conveyed to the condemnee by a deed recorded in Book 2544, page 65, Register's Office for said County, and a tract of land conveyed to James Arthur Keeling et ux, by deed of record in Book 2543, page 297, said Register's Office, thence with and binding on the common line between the condemnee and the said Railway, north 36° 14' 3" west 50 feet to the common corner of the condemnee's property and a certain tract of land conveyed to George Morton, et ux, by deed of record in Book 2549, page 479, Register's Office for Davidson County, Tennessee; thence along the common line between the last two mentioned tracts, north 53° 58' 24" east 20 feet to a point; thence on a line parallel to and 20 feet (measures at right angles) from the aforesaid first line, south 36° 14' 03" east 50 feet to a point on the common line between the condemnee's property and said Keeling's property; thence along the common property line south 53° 58' 24" west 20 feet to the point of beginning, containing 1,000 square feet more or less.
Being property conveyed to Emma Bass, by deed from Novella L. Bass, by deed of record in Book 4252, page 80, said Register's Office, the said Emma Bass having since died and Alton Frank Childs being the only heir at law of Emma Bass.

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
SUITE 2114, PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

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unimproved ( )
This is improved (X) property, known as 2413 Underwood Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of April 1972

Alton Frank Childs
ALTON FRANK CHILDS

Rochelle Childs
ROCHELLE CHILDS
Rochelle Childs

State of Alabama
~~STATE OF TENNESSEE~~
~~DAVIDSON COUNTY~~
County of Bullock

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

ALTON FRANK CHILDS AND WIFE, ROCHELLE CHILDS Rochelle Childs

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 Union Springs Alabama this 27 day of April, 1972

Commission expires July 15—1974 Notary Public Willie Carter

NOTARY PUBLIC BULLOCK COUNTY, ALABAMA

TENNESSEE TITLE COMPANY

Warranty Deed

G-225654

FROM

Alton Frank Childs, ET UX

To

James Russell DeBerry, ET UX

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
2114 Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290
1004

James Russell DeBerry, ET UX

State of Tennessee
County of Davidson

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The actual consideration or value, whichever is greater, for this transaction is $10,200.00.

Patsy A Ratb
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1972.

Barbara R. Pearce
Notary Public

BARBARA R. PEARCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires: 5/25/75

B 57897

IDENTIF. REFERENCE

MAY 2 2 10 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-2[illegible]	CONV	10,200.00			
MAY-2[illegible]	S'TAX		A*	26.52	
MAY-2[illegible]	PB'FEE		A*	.50	
MAY-2[illegible]	W'DEED		A*	6.00	* 33.02