This Instrument prepared by W.Rufus Pardue,Atty,224½-4 Ave,N, Nashville, Tennessee, 37219,

William Hezekiah Brown et uxg((Peggy), Tax Bills Parcel No.13D-8020
1209 18th Ave N.
Nashville, Tenn. Same

WARRANTY DEED BOOK 4598 PAGE 415

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND ($1,000.00) DOLLARS, Cash in hand paid, the receipt of which is hereby acknowledged, (which includes Fee of $50.00 for Guaranty Title Co. No.208 344; Attorney's fee of $50.00 and in addition pro rata reasonable fee to Surveyor; and pro rata part of Taxes for the year 1970), and also Certain Easements to Water and Sewer connections,etc., I, ANDREW C. TUCKER, an unmarried man,of lawful age, this day have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM HEZEKIAH BROWN and wife, PEGGY BROWN, their heirs and assigns, a certain tract or parcel of land in the 13th Civil District of Davidson County, Tennessee, described as follows, to-wit:

"land in the 13th Civil District of Davidson County,Tennssee, being part of the Andrew C. Tucker property,as shown on the survey by John M. Sullivan,Civil Engineer, dated August 4, 1970,and described as follows:

Beginning at a point in the northerly margin of an existing lane, said point being in the southerly boundary of a tract of land conveyed to K.Gardner, of record in book 1640,page 11, Register's Office for said County; and said point being south 49 degrees 05' west from the center line of Old Hydes Ferry Pike; thence crossing said lane south 18 degrees east 269.16 feet to a point ; thence easterly 2,68 feet to a point; thence with a curve to the right, having a radius of 50 feet, a distance of 78.30 feet to a point; thence with a curve to the right, having a radius of 50 feet, a distance of 14.68 feet to apoint; thence north 0 degrees 38' west 302.18 feet to a point on the northerly margin of the lane previouslt mentioned; thence with the northerly margin of said lane south 48 degrees 49' west 170.24 feet to the point of beginning,
Being part of the property conveyed to Andrew C.Tucker by deed from J.Earl Harrison and wife, of record in book 2856,page 665, Said Register's Office." (Guaranty Title Co,No.208344.)

INGRESS and EGRESS being from said turnaround into a lane or street,50 feet wide, more or less,a distance of 200 feet,more or less, to Emerald Drive,a permanent road,shown on the Plan of Hydes Ferry Park,Section 1, recorded in book 2330. page 110, Register's Office Davidson County,Tennessee,to which reference is made.

IT IS CONTEMPLATED THAT THIS RE-SUBDIVISION OF THE ANDREW C. TUCKER PROPERTY WILL IMMEDIATELY FILED FOR RECORD AND WILL BE IN BOOK No._____ PAGE _____, R.O.D.C.Tenn.,PRESENTLY IT IS KNOWN AS SUBDIVISION NO. 69. page 111- G.

B5809A

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IDENTIF. REFERENCE

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $1000.00 Affiant William H Brown
Subscribed and sworn to before me this 21st day of April 1972
Deputy Register D. Head

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IT IS UNDERSTOOD AND AGREED, by and betweeh said Grantor and said Grantees, that this conveyance is SUBJECT to EASEMENTS which were granted Metropolitan Government of Nashville and Davidson County for the purposes of establishing and maintaining sanitary sewers and/ or storm drainage structures,as shown by the instrument of record in book 3966, page 103 and book 4083,page 759,Register's Office for Davidson County, Tennessee and also for the right of way of an existing lane across the northerly portion of the subject property; and said Andrew C.Tucker retains for himself, his heirs and assigns,in so far as applicable, mutual rights with respect to any and all of the above easements and/or other necessary and proper ,additional easements,with reference to the remaining premises, including water connections,etc.

The premises herein conveyed is un-improved,having no semblance of buildings or improments thereon.

MAY-3[illegible] CONV *1,000.00
MAY-3[illegible] S'TAX A* 2.60
MAY-3[illegible] RFEE A* .50
MAY-3[illegible] WDEED A* 4.00 * 7.10

TO HAVE AND TO HOLD the said tract or parcel of land,with the apurtenances,estate,title and interest thereto belonging to the said WILLIAM HEZEKIAH BROWN AND WIFE,PEGGY BROWN, their heirs and assigns,forever.

And I do covenant withthe said William Hezekiah Brown and wife, Peggy Brown, that I am lawfully zeized and possessed of said land in fee simple, have a good right to convey it, and the same is uneumbered.

And I, the said Andrew C. Tucker,unmarried as aforesaid, do further covenant and bind myself, my heirs and represenattives, to warrant and forever defend the title to the said land to the said William Hezekiah Brown and wife, Peggy Brown,their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this the 9th day of September, 1970.

Andrew C. Tucker

STATE OF TENNESSEE,
COUNTY OF DAVIDSON,

Personally appeared befor me,W. RUFUS PARDUE, a Notary Public in and for said County and State the within named ANDREW C.TUCKER, unmarried, the bargainor, with whom I am personally acquainted,and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand and official seal at NASHVILLE,TENN., this 9th day September,1970, W. Rufus Pardue,Notary Public. Commission Expires 2/3/74