This instrument prepared by:
Williams & Shields, Attorneys
310 Gallatin Road South
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4657 PAGE 218

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
W.J.B.C. Enterprises, Inc.	Guaranty Mortgage Company	Map 83-1
(NAME) 1044 Granada Avenue	(NAME) 311 7th Avenue North	Par. 220
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and no/100ths---------- *Dollars,*

cash in hand paid, the receipt of which is hereby acknowledged, and the assumption of an indebtedness in the original principal amount of $12,000.00, payable to Guaranty Mortgage Company, which is secured by a deed of trust of record in Book 4119, page 371, and the further assumption of an indebtedness, present balance of which is $_____, payable to Nashville City Bank, which is secured by deed of trust of record in Book 445, page 491, both references are to the Register's Office of Davidson County, Tennessee,

I, ROBERT J. BREWINGTON, TRUSTEE,

have this day bargained and sold, and do hereby transfer and convey unto the said W. J. B. C. ENTERPRISES, INC.,

its

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of W. H. Hyronemus' Addition to Nashville, as of record in Book 161, page 174, Register's Office for said County, and part of Lot No. 8 in the Division of the estate of Jno. Hobson, deceased, as of record in Min. Bk. "L", page 363, Circuit Court for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 15, 1967, as follows: Beginning at a point in the southerly margin of Granada Avenue, formerly Bailey Avenue, 100.6 feet (field measurement), westwardly from Gallatin Pike, said point being the northwest corner of the property conveyed to Eva M. Eaton, by deed from H. G. Hill Realty Company, of record in Book 928, page 601, said Register's Office; thence with her westerly line southwardly 120 feet, more or less, to the southerly margin of the lot conveyed by Thomas S. Weaver, Clerk and Master, to Iola A. Lanier, by deed of record in Book 267, page 257, said Register's Office; thenee westerly along the line of said last mentioned lot 45 feet to the southeast corner of a lot conveyed to T. J. Wheeler by H. G. Hill Realty Co. by deed recorded in Book 739, page 202, said Register's Office; thence northwardly with the line of said Wheeler property 120 feet, more or less; to the point in the southerly margin of Granada Avenue, formerly Bailey Avenue; thence with said margin of said Avenue, easterly 45 feet to the beginning.

Being the same property conveyed to Robert J. Brewington, Trustee, by deed of record in Book 4526, page 919, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,500.00

Subscribed and sworn to before me, this the 11th day of October, 1972

Affiant

My commission expires: Sept. 10, 1973 (Affix Seal)

Notary Public

Unimproved
This is improved (X) property, known as 1044 (House Number) Granada (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
W. J. B. C. ENTERPRISES, INC., its
(successors), heirs and assigns forever. I *covenant that* I am *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 above set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* W.J.B.C. Enterprises, Inc., its
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 11th *day of* October, 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.*

Robert J. Brewington, Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Robert J. Brewington, Trustee,

the within named 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, *Tennessee, this* 17th *day of* October, *19* 72

Mrs Peggy Cardwell *Notary Public*

Commission expires Sept 10, 1973

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 .....

Return to: Nashville City Bank & Trust Co.
315 Union Street, Nashville, Tn.

WARRANTY DEED

FROM

ROBERT J. BREWINGTON, TRUSTEE

TO

W.I.B.C. ENTERPRISES, INC.

NOV21 72	CONV	15,500.00			
NOV21 72	S'TAX		A*	40.30	
NOV21 72	PR'FEE		A*	.50	
NOV21 72	W'DEED		A*	4.00	* 44.80

B 8 4 8 8 2

IDENTIF. REFERENCE

Nov 21 11 58 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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