ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Roger C. Brown	same	
(NAME) Route 1	(NAME)	M. 69
(STREET ADDRESS OR ROUTE NUMBER) Kingston Springs, Tenn.	(STREET ADDRESS)	P. 66 - 48
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Roger C. Brown and wife, Mildred Deal Brown, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Clarence Siegrist and wife, Bertha M. Siegrist,

have bargained and sold, and by these presents do transfer and convey unto the said Roger C. Brown and wife, Mildred Deal Brown,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Attached Sheet.

C 1 7 3 1 8

IDENTIF. REFERENCE

JUL 30 10 26 AM '73

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUL30R	CONV	75,000.00		
JUL30RS'TAX			A* 195.00	
JUL30RPR'FEE			A* .50	
JUL30R	W'DEED		A* 6.00	* 201.50

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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 13th day of July, 19 73

X Clarence Siegrist
Clarence Siegrist

X Bertha M. Siegrist
Bertha M. Siegrist

BOOK 4732 PAGE 299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Clarence Siegrist and wife, Bertha M. Siegrist, the 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 Nashville, this 13th day of July, 1973

My commission expires 8-14-76 Notary Public [illegible]

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 75,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Roger C. Brown

Sworn to and subscribed before me this 13th day of July, 1973

My commission expires 8-14-76 Notary Public [illegible]

This instrument was prepared by:

Name Address

WARRANTY DEED

FROM Clarence Siegrist, et ux

TO Roger C. Brown, et ux

THIS INSTRUMENT PREPARED BY:
DOBSON & JOHNSON, INC.
P. O. BOX 17427
611 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HERSEY REV. 4/1/73

DESCRIPTION

TWO TRACTS of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, as follows:

TRACT 1:

BEING Lot No. 3 on the Plan of W. D. Simpkins, deceased, lands as of record in Minute Book "L", page 476, County Court of said County, and described as follows:

BEGINNING at the northeast corner of said lot No. 3 in the West line of Lot No. 2 being Gafford's southeast corner and running thence north 88 deg. west 44.84 poles to the corner lots Nos. 3 and 4; thence along the line between Lots Nos. 3 and 4, south 1 1/2 deg. west 231.7 poles to a sycamore tree on the bank of Cumberland River, another corner of said Lots Nos. 3 and 4; thence up said River south 46 deg. east 62.33 poles to an oak tree on the bank of the river, southeast corner of said lot no. 3; thence with the east line of said Lot No. 3 north 1 1/2 deg. east 275 poles to the beginning, containing 71 acres and 6 poles, INCLUDING and EXCLUDING two acres, more or less, conveyed by Martha Pegram and husband, W. M. Pegram to Tennessee Central Railroad Company by deed of record in Book 271, page 325, Register's Office for said County.

TRACT 11:

BEING the easterly part of Lot No. 3 on the Plan of land of Lewis Williams, Deceased, (not of record) described as follows::

BEGINNING in the center of the Hydes Ferry Pike at the northeast corner of the tract of land conveyed to J. P. Adkisson by deed of record in Book 181, page 247, Register's Office for said County, the same being the northwest corner of the Jack Simpkins lands; running thence South 1 1/4 deg. west 32.49 poles with the line between said two tract to a point in said line; thence north 86 deg. west 34.72 poles to a point 13 poles east of the northwest corner of the Pegram Land; thence north 1 deg. east 35.40 poles to the center of the Hydes Ferry Pike; thence with the center of said pike; south 78 1/4 deg. east 17.56 poles and South 84 1/2 deg. east 17.56 poles to the point of beginning, containing 7.25 acres,according to a survey made by Erie Drake, on August 3, 1912.

INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is a parcel conveyed to Crawford Radio Interprises as of record in Book 4449, page 886, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of W. D. Simpkins, deceased, land, as of record in Minute Book "L", page 476, County Court of said County, described according to a survey made by Michael V. Holmes, dated September 29, 1970, as follows:

BEGINNING at an iron pin inthe margin of Hydes Ferry Pike, said point being the north east corner of the J. Charles Smith property and the west margin of a 10 foot road thence with the southern margin of Hydes Ferry Pike, South 86 deg. 45 min. East 10 feet to an iron pin; thence leaving said pike, running with the easterly margin of a 10 foot road South 3 deg. 15 min. West 306 feet to an iron pin; thence south 37 deg. 00 min. east 73 feet to an iron pin, said point being the northern extreme of a 3 tower radio broadcasting facility, said towers being on a bearing of South 3 deg. 00 min. East; thence with a curve on an easterly direction having a radius of 158 feet and a length of 248.19 feet to a point; thence South 37 deg. 00 min. East 314.75 feet to a point; thence with a curve to the right with a radius of 158 feet and a legnth of 248.19 feet to an iron pin being the southern extreme of a 3 tower radio broadcasting facility; thence South 53 deg. 00 min. West 158 feet to an iron pin; thence North 86 deg. 37 min. 30 sec. West 601.54 feet to an iron pin in a fence line being the westerly boundary of the Samuel J. Simon property and the easterly boundary of the J. Charles SMith property; thence following the common boundary of the J. Charles Smith and Samuel J. Simon property, North 8 deg. 57 min. East 400 feet with a fence line to an iron pin in a fence corner; thence South 83 deg. 50 min. 30 sec. East 218 feet to an iron pin in a fence corner; thence with the common boundary of the Smith and Simon property North 3 deg. 15 min. East 556.93 feet to an iron pin at the beginning. Total Area 8.12 acres, more or less.

BEING the same property conveyed to Clarence Siegrist by deed from Samuel J. Simon and wife, Sally W. Simon of record in Book 4659, page 310, Register's Office for Davidson County, Tennessee.