BOOK 4736 PAGE 280

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
	Kimbrough-Kavanaugh & Assoc.	Map 162-1
(NAME:)	(NAME:) 404 James Robertson Parkway	Par 89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00)

DOLLARS

paid in cash, and other good and valuable consideration received from the hereinafter-named grantees, including the agreement of said grantees to assume and pay the balance of the indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from William Glenn and wife, to Miller Kimbrough, Trustee, of record in Book 3209, page 455, Register's Office for Davidson County, Tennessee; we,

Johnnie J. Taylor and wife, Nadine S. Taylor,

have bargained and sold, and by these presents do transfer and convey unto the said grantees, Danny S. Holton and wife, Victoria Jean Holton,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Addition to Southwood, as of record in Book 2900, page 65, Register's Office for said County, described as follows:

Beginning at a point in the southeasterly margin of Brewer Drive, at the common corner of Lots 1 and 2; thence with the line between said two lots, 261.21 feet to a point; thence northerly 51.07 feet to a point; thence northwesterly 101.57 feet to a point; thence northerly 130.05 feet to a point in the southwesterly margin of Tusculum Road; thence along said margin in a northwesterly direction 60.39 feet to a point which is the beginning of a curve; thence around said curve, 37.9 feet to a point in the southeasterly margin of Brewer Drive; thence along said margin in a southwesterly direction 200.41 feet to the point of beginning.

Included but excluded is that part of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4194, page 171, Register's Office, as follows:

A small strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Addition to Southwood, as of record in Book 2900, page 65, Register's Office for said County, described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 25,200.00

Affiant

Subscribed and sworn to before me, this the 10th day of August 19 73

Notary Public

My commission expires: 1/3/74

(Affix Seal)

Mail to: This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

Beginning at a point where the property line between Sam R. Reid, et al. and William Glenn, et ux. intersects the present southerly margin of Tusculum Road; thence South 7° 16' West 7.02 feet along said property line to a point on the new relocated southerly margin of Tusculum Road; thence along said margin in a northwesterly direction 63.14 feet to a point which is the beginning of a curve that has a 25-foot radius. Said new relocated southerly margin of Tusculum Road being 5 feet from and parallel to the present southerly margin of Tusculum Road; thence around said curve 37.9 feet to a point in the southeasterly margin of Brewer Drive; thence North 43° 28' East 3.6 feet the present southeasterly margin of Brewer Drive to a point which is the beginning of a curve that has a 25-foot radius; thence around said curve 37.9 feet to a point in the southerly margin of the present Tusculum Road; thence along said margin in a southeasterly direction 60.39 feet to the point of beginning and containing 500 square feet, more or less.

Being part of the property conveyed to Johnnie J. Taylor and wife, Nadine S. Taylor, by deed from William Glenn and wife, of record in Book 4180, page 283, said Register's Office.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1973.

unimproved ( )
This is improved (X) property, known as 301 Brewer Drive, Nashville, 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,* except as stated hereinbefore.

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.*

Witness our *hand* s *this* 10th *day of* August, *19* 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Johnnie J. Taylor
Johnnie J. Taylor

Nadine S. Taylor
Nadine S. Taylor

BOOK 4736 PAGE 282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John T. Archer, *a Notary Public in and for said County and State, the within named* Johnnie J. Taylor and wife, Nadine S. Taylor,

*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, *Tennessee, this* 10th *day of* August, *19*73.

John T. Archer, *Notary Public.*

Commission Expires Feb. 3, 1974

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.....

WARRANTY DEED

FROM
JOHNNIE J. TAYLOR, et ux

TO
DANNY S. HOLTON, et ux

C 1 9 1 3 2

IDENTIF. REFERENCE

AUG 10 3 26 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

AUG 10 73	CONV	25,200.00			
AUG 10 73 S'TAX			A*	65.52	
AUG 10 73 PR'FEE			A*	.50	
AUG 10 73	W'DEED		A*	8.00	* 74.02