(This instrument was prepared by [illegible], Attorney at Law, 320 Gallatin Road, Madison, Tennessee 37115.)

WARRANTY DEED

BOOK 4779 PAGE 98

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry R. Brown	Larry R. Brown	15D 22710
(NAME)	(NAME)	
1152 Riverwood Drive	1152 Riverwood Drive	61-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	160
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) -- *Dollars,*

cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, KATE A. CULLEN, a widow, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ LARRY R. BROWN AND WIFE, LINDA J. BROWN, herein called the grantees, their ~~XXXXXX~~ (Successors), heirs and assigns, *certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the easterly 52 feet front and 41 feet rear of Lot No. 23 on the Plan of Eastdale Place, of record in Book 547, pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 23 fronts 52 feet on the southerly side of Riverwood Drive and runs back 200 feet to a dead line measuring 41 feet thereon.

Being the same property conveyed to John B. Cullen and wife, Kate A. Cullen, by deed from John A. White, Jr., and wife, Mildred B. White, of record in Book 2638, page 557, Register's Office for said County; the said John B. Cullen heaving since died.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 16,000.00

Subscribed and sworn to before me, this the 8th day of January 19 74

Affiant

My commission expires: [illegible]
(Affix Seal)

Notary Public

This is {unimproved ( ) / improved (XX)} property, known as 1152 Riverwood Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their ~~XXXXXX~~, *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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* January, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kate A. Cullen
(Kate A. Cullen)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4779 PAGE 99

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Kate A. Cullen, a widow,

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, Tennessee *this* 7th *day of* January, *19* 74

Commission expires 4-16-75 James K. Rosemann Notary Public

NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE ★

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 .....

JAN-8	CONV	16,000.00			
JAN-8 S'TAX			A*	41.60	
JAN-8 PB'FEE			A*	.50	
JAN-8 W'DEED			A*	4.00	* 46.10

WARRANTY DEED

FROM

Kate A. Cullen, a widow

TO

Larry R. Brown et ux

C 37743

IDENTIF. REFERENCE

JAN 8 10 44 AM '74

FELIX Z. WILSON ☐ REGISTER
DAVIDSON COUNTY, TENN.

RECORDED

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