WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER E. BROWN JR. ETUX (NAME:)	SAME (NAME:)	131-16
1142 Sewanee Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1.1
Nashville (CITY) TENN. (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 grantees hereinafter named, we,

FRANCES H. FLOORE, ROBERT HOBBS and WAYNE TIDWELL, as Trustees of the "Frances H. Floore Trust" under the will of Charles P. Hargis, deceased, of record in the Probate Court of Tarrant County, Texas,

have bargained and sold, and by these presents do transfer and convey unto the said grantees, WALTER E. BROWN, JR. and wife, ALICE B. BROWN, *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the easterly part of Lot No. 4 on the Plat of a subdivision of the J. T. Jenkins Home Place, as of record in Book 547, page 20, Register's Office for said County, described according to a survey made by H. B. Fowlkes, September 20, 1944, as follows: Beginning in the center of Lea Avenue at the southeast corner of Lot No. 4; thence with the center of said Avenue, North 6° East 343 feet to a point in the center of said Avenue, which point is the southerly line of the Bergstrum property; thence with Bergstrum's south line, North 86° West 75 feet to a stake; thence South 38° 15' West 97 feet; thence South 47° 15' West 105.5 feet; thence South 17° 45' West 128.5 feet; thence South 35° 15' West 31.5 feet; thence South 13° 55' West 34 feet to the center line of Lea Avenue or Sewanee Road; thence with the center line of said Avenue or Road, South 86° East 242 feet to the point of beginning.

Being the same property conveyed to Frances H. Floore, Robert Hobbs and Wayne Tidwell, as Trustees of the "Frances H. Floore Trust", by deed from John H. M. Smith and wife, Virginia B. Smith, of record in Book 4538, page 53, said Register's Office.

This conveyance is subject to restrictions and easements applicable to said property, and to the lien of taxes for the year 1974, which have been prorated and assumed by the said grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $75,000.00

Subscribed and sworn to before me, this the 22 day of MARCH 1974

Walter E. Brown Jr.
Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

DAVID W. ELLIS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

uninproved ( )
This is improved (X) property, known as 1142 Sewanee Road, Nashville, Tennessee 37220
(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 Walter E. Brown, Jr. and wife, Alice B. Brown, their *heirs and assigns, forever.*

And we *do covenant with the said* Walter E. Brown, Jr. and wife, Alice B. Brown, *that* we, as Trustees, are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Frances H. Floore, Robert Hobbs and Wayne Tidwell, successors in trust, and assigns, *do further covenant and bind* ourselves as Trustees, our ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Walter E. Brown, Jr. and wife, Alice B. Brown, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 25th *day of* FEBRUARY, *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.*

Frances H. Floore
Frances H. Floore, Trustee

Wayne Tidwell
Wayne Tidwell, Trustee

Robert Hobbs
Robert Hobbs, Trustee

TRUSTEES OF THE "FRANCES H. FLOORE TRUST" UNDER THE WILL OF CHARLES P. HARGIS, DECEASED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4799 PAGE 79

Personally appeared before me, Joe M. Myers, a Notary Public in and for said County and State, the within named FRANCES H. FLOORE, one of the Trustees of the "Frances H. Floore Trust",

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

Witness my hand and official seal at Nashville, Tennessee, this 4 day of April, 1974.

JOE M. MYERS NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires April 3, 1976

Joe M. Myers, Notary Public.

Commission Expires

STATE OF Texas
COUNTY OF Tarrant

Personally appeared before me, Carol A. Smith, a Notary Public in and for said County and State, the within named WAYNE TIDWELL, one of the Trustees of the "Frances H. Floore Trust",

the bargainor, with whom I am personally acquainted, and who acknowledged that he, as said Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Worth, Texas, this 25 day of February, 1974.

NOTARY PUBLIC TARRANT COUNTY TEXAS

Carol A. Smith, Notary Public.

Commission Expires June 1, 1975

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

BOOK 4799 PAGE 80

STATE OF TEXAS)
COUNTY OF TARRANT)

Personally appeared before me, Carol A. Smith, a Notary Public in and for said County and State, the within named ROBERT HOBBS, one of the Trustees of the "Frances H. Floore Trust", the bargainor, with whom I am personally acquainted, and who acknowledged that he, as said Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Worth, Texas, this 25 day of February, 1974.

Commission Expires June 1, 1975

Carol A. Smith
Notary Public

NOTARY PUBLIC COUNTY OF TARRANT, TEXAS

MAR25 CONV 75,000.00
MAR25 S TAX A* 195.00
MAR25 PR FEE A* .50
MAR25 WDEED A* 8.00 * 203.50

WARRANTY DEED

FROM

FRANCES H. FLOORE, ET AL, TRUSTEES,

TO

WALTER E. BROWN, JR. ET UX

223037

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

C 46948

IDENTIF. REFERENCE

MAR 25 2 55 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLM LDING