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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

John Hinson Builders

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

TO

David M. Brown Et Ux

For draftsman's use

This Instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Brown (NAME)	First and Mid-South Mortgage Co. (NAME)	148-8
4609 Xavier Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	91
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C49828

IDENTIF. REFERENCE

APR 12 12 00 PM '74

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 25,000.00 David M. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 1974.

Notary Public

MY COMMISSION EXPIRES: August 31, 1976

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)----------DOLLARS cash in hand paid by DAVID M. BROWN and wife, MARY ALICE BROWN, and other good and valuable considerations, receipt of which is hereby acknowledged,

JOHN HINSON BUILDERS, a partnership comprised of John Hinson, Horace Young, and Dorris Young

HAS have bargained and sold, and by these presents do transfer and convey unto the said

DAVID M. BROWN and wife, MARY ALICE BROWN

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. 128 on the Plan of Oakwood Terrace, Section 2, as of record in Book 4460, page 118, Register's Office for said County.

SAID Lot No. 128 fronts 69.47 feet on the northwesterly side of Xavier Drive and runs back 180.77 feet on the northeasterly line and 164.99 feet on the southwesterly line, to a broken rear line measuring 57.73 feet thereon.

BEING part of the same property conveyed to John Hinson Builders, a partnership, by deed from Williamsburg Corporation, a Tennessee Corp., of record in Book 4690, page 579, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record in Book 4460, page 118, said Register's Office which shows an owners certificate, a 30-foot minimum building setback line from Xavier Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the southerly corner of said lot; restrictions of record in Book 4650, page 995, and Book 4689, page 376, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 4609 Xavier Drive (House Number) (Street) Antioch P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DAVID M. BROWN and wife, MARY ALICE BROWN their heirs and assigns, forever.

And we do covenant with the said DAVID M. BROWN and wife, MARY ALICE BROWN 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 of record.

And John Hinson Builders, a partnership comprised of John Hinson, Dorris Young and Horace Young do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said DAVID M. BROWN and wife, MARY ALICE BROWN, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 3rd day of April, 19 74

H. C. Young and Horace Young
being one and the same person.

JOHN HINSON

DORRIS YOUNG

H. C. YOUNG

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara R. Perner, a Notary Public in and for said County and State, the within named Dorris Young and H. C. Young

the bargainors, 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 3rd day of April, 1974.

Barbara R. Perner, Notary Public.

Commission expires 5/25/75

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

APR 12 CONV 25,000.00
APR 12 S'TAX A* 65.00
APR 12 PR'FEE A* .50
APR 12 W'DEED A* 4.00 * 69.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John HInson the 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 3rd day of April, 1974.

Maxine Bessire, Notary Public.

Commission expires August 21, 1976