ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Frances Sarah Brown (NAME)	Frances Sarah Brown (NAME)	Map 118-1
1109 Halcyon Avenue (STREET ADDRESS OR ROUTE NUMBER)	1109 Halcyon Avenue (STREET ADDRESS)	Parcel 151
Nashville, Tenn. 37204 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37204 (CITY) (STATE) (ZIP CODE)	22W-13225

WARRANTY DEED

For and in consideration of the sum of Eight Thousand Five Hundred and NO/100 - - - - - - - ($8,500.00) - DOLLARS

cash in hand paid by Frances Sarah Brown, the receipt of which is hereby acknowledged, said payment being in full satisfaction of the entire indebtedness described in and secured by a certain Land Contract dated July 11, 1968, entered into by and between Charles A. Howell, Jr. and wife, Helen B. Howell, as Sellers, and Lewis Brown and wife, Frances Sarah Brown, as Buyers, of record in Book 4250, page 561, Register's Office for Davidson County, Tennessee, the said Lewis Brown having died on November 7, 1973, and pursuant to the terms and conditions of said Land Contract, we, Charles A. Howell, Jr. and wife, Helen B. Howell,

have bargained and sold, and by these presents do transfer and convey unto the said Frances Sarah Brown

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

LAND in Davidson County, Tennessee, being lot No. 41, on the plan of L. G. Noel's Idlewild, as of record in Book 161, page 120, Register's Office for said County.
Said lot No. 41 fronts 50 feet on the southerly side of Halcyon Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Charles A. Howell, Jr. and wife, Helen B. Howell, by deed from Ruth Wiseman Ridley, of record in Book 3872, page 67, Register's Office for Said County.

Said property is conveyed subject to taxes for 1974 which are assumed by the Grantee.

APR 24 74	CONV	*8,500.00			
APR 24 74	S'TAX		A*	22.10	
APR 24 74	PR'FEE		A*	.50	
APR 24 74	W'DEED		A*	4.00	* 26.60

unimproved ( )
This is improved (XX) property, known as 1109 Halcyon Avenue, Nashville, (House Number) (Street)

(P. O. Address) Tennessee (City or Town) 37204 (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 23 day of April, 19 74.

Charles A. Howell, Jr.

Helen B. Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4808 PAGE 927

Personally appeared before me, LEROY J. ELLIS, III, a Notary Public in and for said County and State, the within named Charles A. Howell, Jr. and Helen B. Howell

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 23 day of April, 19 74.

My commission expires 5-2-77 Notary Public Leroy J. Ellis

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 $ 8,500.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Frances Sorbh Brown

Sworn to and subscribed before me this 23rd day of April, 19 74.

My commission expires 5-2-77 Notary Public Leroy J. Ellis

This instrument was prepared by:

LEROY J. ELLIS, III, Attorney, 1703 Parkway Towers, Nashville, Tenn. 37219

Name Address

WARRANTY DEED

FROM

TO

C 51455

IDENTIF. REFERENCE

APR 24 2 32 PM '74

FELIX Z. WHITE REGISTER
DAVIDSON COUNTY, TENN.

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