BOOK 4810 PAGE 360

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MR. MILTON S. SHEPHERD	Guaranty Mortage Co.	23 W =1735
(NAME)	(NAME)	
1806 Shelby Ave.	311 =7th Ave. North	Map =94-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN.37206	NASHVILLE, TN.37219	Parcel=178
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN &00/100----------($10.00) DOLLARS

cash in hand paid the receipt of which is hereby acknowledged and for other good and valuable consideration and grantees further agreeing and assuming to pay current balances of two mortgage indebtedness as evidenced by notes in the original principal amounts of $12,400.00 and $1,600.00 payable respectively to Guaranty Mortgage Company and to Mr. J.B.Annam and Wife, Laxmi Annam, respectively secured by deed of Trust as of record in Book 4748, Page 542, and vendors' lien by Installment Deed as of record in Book 4752, Page 544, Register's Office for Davidson County, Tennessee, ****
****

I, Mrs. Etta Elaine Shepherd Brawner,

have bargained and sold, and by these presents do transfer and convey unto the said Milton S. Shepherd and Wife, Eunice Shepherd,----------

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

Being the southerly 100 feet of Lot No.114 on the Plan of United Electric Railway Addition to East Nashville, of record in Book 161, Page 8, Register's Office for said County, to which reference is made for specific description.

Said Lot No.114 fronts 50 feet on the north side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines along the easterly side of South Nineteenth Street, 100 feet to a dead line in the rear which measures 50 feet.

Being the same property conveyed to Mrs. Etta Elaine Brawner by Installment Deed from Jagannath B. Annam and Wife, Laxmi Annam, as of record in Book 4752, Page 544, Register's office of said County, Tennessee.

**** Grantor and grantees further agree to make monthly installment payments
**** on both the first mortgage and second mortgage notes to Mr. J.B.Annam,
---- at 626, Gallatin Rd. South, Madision, Tennessee,37115, and they also further agree to transfer the mortgage held by Guaranty Mortgage Co. to the name of Mr. J.B.Annam and Wife, Laxmi Annam, and continue until such time that second mortgage held by Mr. and Mrs. Annam is paid fully. They also further confer upon Mr. J.B.Annam and Wife, Laxmi Annam, absolute right to foreclose on their second mortgage in the event any default or defaults in the payments of either the first mortgage or the second mortgage indebtedness in addition to the terms and conditions set out specifically in the instruments referred above, and as of record.

This is unimproved ( ) improved (X) property, known as 1901 Eastside Avenue, Nashville, Tennessee, 37206
(House Number) (Street)

(P. O. Address) (City or Town) (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 26th day of April, 19 74.

Etta Elaine Shepherd Brawner

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STATE OF TENNESSEE
COUNTY OF Davidson,

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mrs. Etta Elaine Shepherd Brawner,

the 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 Nashville, Tennessee, this 26th day of April, 1974

My commission expires 12-9-74 Notary Public Jerry O Smith

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 $ 13,000/-
This is equal to or greater than the property would bring at a fair and voluntary sale.

Milton S. Shepherd

Sworn to and subscribed before me
this 26th day of April, 1974

My commission expires 12-9-74 Notary Public Jerry O Smith

(Milton S. Shepherd)

This instrument was prepared by:

MR. J. B. ANNAM, ATTORNEY, ¢626 Gallatin Rd. South, Madison, Tennessee, 37115
Name Address

APR30	CONV	13,000.00			
APR30	S'TAX		A*	33.80	
APR30	PR'FEE		A*	.50	
APR30	W'DEED		A*	4.00	* 38.30

WARRANTY DEED

FROM

MRS. ETTA ELAINE SHEPHERD BRAWNER,

TO

Milton S. Shepherd and Wife, Eunice Shepherd.

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

G 52249

IDENTIF. REFERENCE

APR 30 2 34 PM '74

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TENN.

FORM 1002 HESSEY REV. 10/73