ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Hamilton Gayden, Jr. (NAME)	Same (NAME) BOOK 4811 PAGE 680	73-16-325
617 Royal Oaks Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37205 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Eight Hundred and No/100ths (800.00)---------- DOLLARS

and other good and valuable considerations, to wit: That the Grantor herein is unable to obtain credit in which to pay back taxes, and this property being in peril of being sold for same, Thelma Brown, a single woman, the only daughter of Maggie Lee Brown, who died intestate in 1963 as a single woman, being the same person as Thelma Hayes, also known as Thelma Norse, also Thelma Johnson,

has
~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Hamilton Gayden, Jr.

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

BEGINNING at a point on the easterly margin of Fairfield Avenue, 160.5 feet from the southeast corner of Fairfield Avenue and Fain Street or Hermitage Avenue; thence southerly along the east margin of Fairfield Avenue 31 feet to the northerly margin of a 20 foot alley, opened through said block "D" by Weakley & Warren; thence easterly along the north margin of said alley 137 feet, more or less, to a point; thence northerly along a line at right angles to Fain Street or Hermitage Avenue, 31 feet to a point; thence in a westerly direction about 137 feet to the point of beginning and being composed of parts of Lots 1, 2, 3, 9, 10, 11 and 12 on said plan.

BEING the same property conveyed to Mrs. Maggie Lee Brown and Miss Thelma Brown be deed from John T. Mitchell and wife, Margaret C. Mitchell of record in Book 919, Page 2, Register's Office, Davidson County, Tennessee.

Keelam Hayes, Jr. joins in this conveyance for the purpose of acknowledging the signature of Thelma Brown, his mother.

unimproved ( )
This is improved (X) property, known as 79 Fairfield Avenue (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) 37210 (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 2nd day of May, 19 74.

Thelma Brown
a/k/a Thelma Hayes
a/k/a Thelma Johnson
a/k/a Thelma Norse
Keelam Hayes Jr

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

BOOK 4811 PAGE 681

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, a Notary Public in and for said County and State, the within named Thelma Brown

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, this 2nd day of May, 1974.

My commission expires 10-29-77 Notary Public Eunice Miller

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 $ 800.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Thelma Brown

Sworn to and subscribed before me this 3rd day of May, 1974.

My commission expires _____ Notary Public W. D. Williams
Deputy Reg

mail 1

This instrument was prepared by:

Hamilton Gayden, Jr., Attorney, 304 American Trust Bldg., Nashville, Tenn. 37201
Name Address

MAY-3 CONV * 800.00
MAY-3 S'TAX A* 2.08
MAY-3 PB'FEE A* .50
MAY-3 W'DEED A* 4.00 * 6.58

C52600

WARRANTY DEED
FROM Thelma Brown
TO Hamilton Gayden, Jr.

IDENTIF. REFERENCE

MAY 3 10 43 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.