2572

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FORM NO. WD-1

prepared by
A. [illegible] FLOYD [illegible]TY.
338 WHITE [illegible]AD
NASHVILLE, TN 37209

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 1974.

Notary Public

MY COMMISSION EXPIRES: 10/29/77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie V. Penticost (NAME)	Charlie V. Penticost (NAME)	Map 67
Rt #3, Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	Rt # 3, Old Hydes Ferry Pike (STREET ADDRESS)	Par. 21
Nashville, Tennessee (37218) (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37218 (CITY) (STATE) (ZIP)	13D-44075

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clifford Brown and wife, Elizabeth Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie V. Penticost and wife, Bonnie Sue Penticost

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 13th, formerly the 23rd Civil District of said County, described as follows:

BEGINNING at the southeast edge of a 12 foot driveway and in the center of Old Hydes Ferry Pike; thence running with center of said Pike north 70° east, 134 feet to the center of a culvert under said Pike; thence north 3° west, 100 feet to a stake in west line of the Tennessee Central Railroad right-of-way; thence with said right-of-way, westwardly 156 feet to a stake in the east line of said 12 foot driveway; thence with said driveway south 16° east, 73 feet to the beginning.

BEING the same property conveyed to Clifford Brown and wife, Elizabeth Brown by deed from Carliss C. Holley and wife, Lena Holley of record in Book 1907, page 611, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Route # 3, Old Hydes Ferry Pike, Nashville, Tennessee 37218
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 30th day of May, 1974

X Clifford Brown

X Elizabeth Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford Brown and wife, Elizabeth Brown

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 30th day of May 1974

Commission expires 10/29/77

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
CLIFFORD BROWN AND WIFE,
ELIZABETH BROWN

TO
CHARLIE V. PENTICOST AND
WIFE, BONNIE SUE PENTICOST

Return to
Bill Buchanan
Home Federal

C 5 6 7 7 4

IDENTIF. REFERENCE

MAY 31 3 15 PM '74

DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 31 74	CONV	*8,250.00			
MAY 31 74	S'TAX		A*	21.32	
MAY 31 74	PR'FEE		A*	.50	
MAY 31 74	W'DEED		A*	4.00	* 25.82