BOOK 4827 PAGE 306

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 1974.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esquire, 26th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALBERT BROWN, JR., et ux (NAME)	(NAME)	MAP 59-5
4908 Boyd Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 226
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, EULA SHERRON, a single woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALBERT BROWN, JR., and wife, OLIVIA BROWN

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 Davidson County, Tennessee, being Lot No. 231 on the Plan of Buena Vista Estates, Section 6, as of record in Book 4460, page 85, said Register's Office.

SAID Lot No. 231 fronts 70.0 feet on the easterly side of Boyd Drive and extends back 150.0 feet on the northerly line and 150 feet on the southerly line to a dead line in the rear measuring 70.0 feet thereon.

Being the same property conveyed to Eula Sherron, a single woman, by deed from A & R Construction Company, a partnership, of record in Book 4769, page 65, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4620, page 866, Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

JUN20 CONV 21,200.00
JUN20 STTAX A* 55.12
JUN20 PRFEE A* .50
JUN20 WDEED A* 4.00 * 5962

unimproved ( )
This is improved (X) property, known as 4908 Boyd Drive, 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 my hand this 31st day of May, 19 74

Eula Sherron

EULA SHERRON

STATE OF TENNESSEE
Davidson County

BOOK 4827 PAGE 307

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named EULA SHERRON, a single woman,

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 31st day of May 19 74

Commission expires _____

_____
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
EULA SHERRON, a single woman

TO
ALBERT BROWN, JR., et ux
OLIVIA BROWN

PLEASE MAIL RECORDED DEED TO:

C 5 9 7 9 4

IDENTIF. REFERENCE

JUN 20 3 32 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.