BOOK 1829 PAGE 521

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal (NAME)	72-4
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	31
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	Pt

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; we,

C. F. CANNON AND WIFE, MARY E. CANNON

have bargained and sold, and by these presents do transfer and convey unto the said GARY WAYNE BROWN AND WIFE, BARBARA JAYNE BROWN

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 20 feet of Lot No. 30 and the northerly 44 feet of Lot No. 31 of Block "E" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County.

Said part of lots Nos. 30 and 31 front together 64 feet on the easterly side of Ardee, formerly Mildred Avenue, and run back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to C. F. Cannon and wife, Mary E. Cannon, by deed from Noah A. Green and wife, as of record in Book 2542, page 365, said Register's Office.

This conveyance is subject to easements, restrictions, setback lines and taxes for 1974 applicable to said property.

This is unimproved ( ) improved (X) property, known as 1429 Ardee Avenue, Nashville, Tennessee 37216
(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 25th day of June, 1974.

✓ C F Cannon
C. F. CANNON

✓ Mary E Cannon
MARY E. CANNON

BOOK 4829 PAGE 522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mrs. Pearl A. Cannon Notary Public in and for said County and State, the within named C. F. CANNON AND WIFE, MARY E. CANNON

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 25th day of June, 1974

My commission expires Oct. 5, 1975 Notary Public Pearl A. Cannon

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 $ 14,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

✓ Gary Wayne Brown

Sworn to and subscribed before me this 25th day of June, 1974

My commission expires Oct. 5, 1975 Notary Public

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON AND LACKEY Address First Federal Building Nashville, Tennessee 37219

JUN 27 74 CONSIDERATION 14,500.00
JUN 27 74 S TAX A* 37.70
JUN 27 74 PR FEE A* .50
JUN 27 74 WDEED A* 4.00 * 42.20

C 6 0 8 1 5

WARRANTY DEED

FROM C. F. CANNON AND WIFE, MARY E. CANNON

TO GARY WAYNE BROWN AND WIFE, BARBARA JAYNE BROWN

IDENTIF. REFERENCE

JUN 27 3 14 PM 74

FELIX E. WILSON REG. Tennessee Title Officer
DAVIDSON COUNTY, TENN.

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

RM 1003 HERSEY REV. 4/1/73