FORM NO. WD-1

BOOK 1837 PAGE 35

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9500.00

Mrs Tommie Mai Newell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July 19 74.

James A. Carney
Notary Public

MY COMMISSION EXPIRES: 12-9-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney 729 Stahlman Bldg, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommie Mai Newell (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	Map 59-14
5616 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	400 James Robertson Parkway (STREET ADDRESS)	Par 31
Joelton, Tenn. 37080 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	13DA44280

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, James Edward Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tommie Mai Newell, to her sole and separate estate, free from any rights or indebtednesses of any present or future husbands.

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, Tenaessee, being Lot No. 272 on the plan of Treppard Heights Subdivision, Section III, of record in Book 2663, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 272 fronts 75 feet on the southeasterly side of West Hamilton Avenue and extends back 275.0 feet more or less on the northeasterly line and 282.1 feet more or less on the southwesterly line to a dead line on which it measures 75 feet more or less.

Being the same property conveyed to James Edward Brown by deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 4286, page 484, Register's Office for Davidson County, Tennessee.

Buyer assumes and agrees to pay the balance due on an existing first mortgage loan now payable to Kimbrough-Kavanaugh and Associates of Nashville, Tennessee, as of record in Book 2977, page 123, said Register's Office, in the original principal sum of $10,850.00, and this conveyance is also made subject to a second mortgage obligation as described in an installment deed from J. T. Murphree et ux to James Edward Brown, of record in Book 4286, page 484, said Register's Office, in the original principal sum of $5,045.33.

All sums of money held in escrow by Kimbrough-Kavanaugh & Associates, and including the pre-paid hazard insurance coverage now in force, in connection with said loan and property is herewith transferred to buyer.

This is unimproved ( ) improved (X) property, known as 3115 W. Hamilton Road Nashville, Tenn. 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 22nd day of July, 19 74

James Edward Brown
James Edward Brown

STATE OF TENNESSEE
Davidson County

BOOK 4837 PAGE 36

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James Edward Brown

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July 19 74

Commission expires 1-29-77

James R Cowsley
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
James Edward Brown, unmarried

TO
Tommie Mai Newell

C 6 4 2 5 7

IDENTIF. REFERENCE

JUL 23 12 55 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 23 74	CONV	*9,500.00			
JUL 23 74	S'TAX		A*	24.70	
JUL 23 74	PR'FEE		A*	.50	
JUL 23 74	W'DEED		A*	4.00	* 29.20