BOOK 4841 PAGE 580

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis, III, Attorney
1703 Parkway Towers
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES EDWARD BROWN & wife	SAME	Map 171
(NAME:)	(NAME:)	Part of Parcel 94
300 Williamsburg Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Fifty-One Thousand Sixty and NO/100- - - - - - - - - - ($51,060.00) - *DOLLARS*

cash in hand paid by JAMES EDWARD BROWN and wife, REBECCA BROWN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, JOHN W. BLACKMAN, JR. and wife, MATOKA BLACKMAN, and ANNE BLACKMAN OLSON and husband, DONALD OLSON,

AUG-7=	CONV	51,060.00			
AUG-7=	S'TAX		A*	132.86	
AUG-7=	PR'FEE		A*	.50	
AUG-7=	W'DEED		A*	6.00	* 139.36

have bargained and sold, and by these presents do transfer and convey unto the said JAMES EDWARD BROWN and wife, REBECCA BROWN

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the Sixth Civil District of Davidson County, Tennessee, described according to a survey by Kohl-Coode and Associates, dated March 4, 1974, not of record, as follows:

BEGINNING at an existing iron pin in the northerly right of way of Cloverland Drive at the southwesterly corner of a tract conveyed to Jack L. Langford, by deed of record in Book 4625, page 609, Register's Office for Davidson County, Tennessee; thence with the northerly right of way of said Cloverland Drive North 86 degrees 29 minutes West 349.00 feet to an iron pin; thence North 4 degrees 40 minutes East 2,123.08 feet to an iron pin; thence with the lines of Montgomery and Aiken South 86 degrees 00 minutes East 52.38 feet to an iron pin; thence with the lines of Aiken, Montgomery and Thoni South 87 degrees 30 minutes East 296.77 feet to an iron pin at the northwesterly corner of the beforementioned Langford tract; thence with the westerly line of said Langford tract South 4 degrees 40 minutes West 2,127.90 feet to the beginning, containing 17.02 acres, more or less.

Said property was devised to Katherine Lynn Blackman as to one-sixth, Brenda Sue Blackman as to one-sixth, John W. Blackman, Jr. as to one-third, and Anne Blackman Olson as to one-third, by Will of J. W. Blackman, deceased, of record in Will Book 91, page 113, Probate Court for Davidson County, Tennessee.

John W. Blackman, Jr., and Anne Blackman Olson subsequently acquired an undivided one-sixth interest in said property by deed from Katherine Lynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this instrument is $ 51,060.00

Affiant

Subscribed and sworn to before me, this the 6th day of August 19 74

Notary Public

My commission expires: 5-2-77
(Affix Seal)

Blackman, of record in Book 4841, Page 435, Register's Office for said County, and an undivided one-sixth interest in said property by decree of Chancery Court, Part One, for said County, in case styled Betty Lou Woosley, Guardian, vs. Brenda Sue Blackman, et al, Civil Action No. A-3627, a certified copy of which decree is of record in Book 4841, Page 438, Register's Office for said County.

Matoka Blackman and Donald Olson enter into this instrument for the purpose of conveying any present or future interest they may have in said property by virtue of marital relationship.

C 6 6 3 4 7

T
IDENTIF. REFERENCE

AUG 7 3 02 PM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved OXX
This is improved ( ) property, known as Cloverland Drive, Route 1, Brentwood, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES EDWARD BROWN and wife, REBECCA BROWN, their *heirs and assigns, forever.*

And we *do covenant with the said* JAMES EDWARD BROWN and wife, REBECCA BROWN *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.*, except for 1974 taxes which have been prorated and assumed by the grantees, James Edward Brown and wife, Rebecca Brown.

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* JAMES EDWARD BROWN and wife, REBECCA BROWN, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand*s *this* 31st *day of* July, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Anne Blackman Olson
ANNE BLACKMAN OLSON

X Donald Olson
DONALD OLSON

John W. Blackman Jr.
JOHN W. BLACKMAN, JR.

Matoka Blackman
MATOKA BLACKMAN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Leroy V. Ellis III, *a Notary Public in and for said County and State, the within named* JOHN W. BLACKMAN, JR. and MATOKA BLACKMAN

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* 31 *day of* July, *19* 74.

Leroy V. Ellis III, *Notary Public.*

Commission Expires May 2, 1977

STATE OF NORTH DAKOTA
COUNTY OF GRAND FORKS

Personally appeared before me, Carol A. Longmire, *a Notary Public in and for said County and State, the within named* ANNE BLACKMAN OLSON and DONALD OLSON

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 Grand Forks, North Dakota, *this* 19th *day of* July, *19* 74.

Carol A Longmire, *Notary Public.*

CAROL A. LONGMIRE
Notary Public, Grand Forks County, N. D.
My Commission Expires Oct. 5, 1979

Commission Expires 10/5/79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ....self to be ..... of the ....., the within named bargainor, a corporation, and that ....he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....self as .....

Witness my hand and seal, at office in .....,
this ....day of ....., 19.....

Notary Public

Commission Expires .....