MAP:
PARCEL:

SEND TAX BILLS TO:

NAME: John W. Brimm
ADDRESS: Route 2
Murfreesboro Road
Antioch, Tennessee

NAME AND ADDRESS OF NEW OWNER:
John W. Brimm
Route 2
Murfreesboro Road
Antioch, Tennessee

This Instrument Prepared from Information Furnished by the Parties by:
JOHN C. KERSEY, Attorney
U. S. 41 South
Smyrna, Tennessee 37167

Map. 0
Par. 0
PW

BOOK 1843 PAGE 296

STATE OF TENNESSEE]
]
DAVIDSON COUNTY]

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 ($2,500.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged: and the execution of a certain Promissory Note payable to Jerry W. Pitts and wife, Sharon L. Pitts.

We, the undersigned JERRY W. PITTS and wife, SHARON L. PITTS, have bargained and sold and do hereby transfer and convey to JOHN W. BRIMM and wife, SHELLIA E. BRIMM, their heirs and assigns, forever, that certain parcel of real estate situated in the 2nd Civil District of Davidson County, State of Tennessee, and being further described as follows, to-wit:

Land in the 2nd formerly the 3rd, Civil District of Davidson County, Tennessee, being a part of Lot No. 4 on the plan of the lands of J. F. Hibbett, deceased, not of record, described according to a survey made by George W. Watkins, Surveyor, January 25, 1954, as follows: Beginning at an iron pin at the southeast corner of a 15 foot lane, 17 feet westerly from a walnut stump, said stump being North 24° East 612 feet from the northerly margin of the Murfreesboro Pike, said stump being also 2 feet easterly from the western boundary line of a part of Lot No. 4 conveyed to G.W. Gordon and wife, by deed from Nora Lee Hibbett Adcock, of record in Book 1643, page 56, Register's Office for said county; thence with the westerly margin of said lane, north 24° East 376 feet to an iron pin and North 15° West 227 feet to an iron pin; thence North 67° West 34.5 feet to an iron pin, being the northeast corner of the property conveyed to Elgyan Callis and wife, by deed from Mrs. N.L.H. Adcock and husband, of record in Book 2134, page 117, said Register's Office; thence South 19° West 552 feet to an iron pin in the northerly margin of a driveway; thence with the northerly margin of said driveway, South 67° East 141 feet to the beginning, containing 1.7 acres more or less.

Being the same property conveyed to the undersigned by deed of record in Book 4837, page 807, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines that are applicable to the above described property, and of record and to all zoning and subdivision restrictions of the appropriate Governmental body.

Also herein conveyed is a 1965 Ritzcraft Mobile Home, Manufacturer's #0560844.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns forever.

AND, we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and the same is unencumbered except as above-noted, the 1974 taxes will be prorated.

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 herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees herein with Deed.

WITNESS OUR HANDS, this 12 day of August, 1974.

Jerry W. Pitts
JERRY W. PITTS

Sharon L. Pitts
SHARON L. PITTS

STATE OF TENNESSEE]
]
RUTHERFORD COUNTY]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within-named JERRY W. PITTS and wife, SHARON L. PITTS, the bargainors, with whom I am personally acquainted; and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Smyrna, Tennessee, this 12 day of August, 1974.

John C. Kersey
Notary Public

C. KERSEY NOTARY PUBLIC TENN. AT LARGE

MY COMMISSION EXPIRES:
Oct. 17, 1977

BOOK 4843 PAGE 298

STATE OF TENNESSEE
Rutherford COUNTY
I HEREBY SWEAR OR AFFIRM, THAT THE ACTUAL CONSIDERATION OR THE FAIR MARKET VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $8,000.00

x Jerry W. Pitt
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF Aug. 19 74

John C. Kersey
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 17, 1977

JOHN C. KERSEY NOTARY PUBLIC TENN. AT LARGE

C67114

IDENTIF. REFERENCE

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AUG 14 11 00 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 14 74	CONV	*8,000.00				
AUG 14 74 S'TAX			A*	20.80		
AUG 14 74 PR'FEE			A*	.50		
AUG 14 74	W'DEED		A*	6.00	*	27.30