FORM NO. WD-1

BOOK 4843 PAGE 976

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,950.00

James W. Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1972

Notary Public

MY COMMISSION EXPIRES: 1-5-73

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY

James A. Carney, Attorney (NAME) 731 Stahlman Building Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Brewer et ux (NAME)	Guaranty Mortgage Co. (NAME)	MAP 94-5
939 So. 13th Court (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue No. (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (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, S. K. Grayson and wife, Frances E. Grayson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Brewer and wife, Margaret A. Brewer

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 Nol 81 on the map of Shelby Heights Subdivision, Section 1, as of record in Book 2330, page 171, Register's Office for Davidson County, Tennessee

Said Lot No. 81 begins at a point in the southeast margin of South 13th Court, the common front corner of Lots No. 81 and 82; thence southeasterly 105.3 feet to the common rear corner of Lots No. 81 and 82; thence westerly along an alley 35.58 feet to a point, continuing westerly 42.26 to still another point which marks the beginning of a curve with a radius of 15.0 feet; thence 26.28 feet around said curve to the east and to the north to a point in the easterly margin os South 13th Court; then with the curve of said margin, which gradually becomes the southeast margin, 87.01 feet to the beginning.

Being the same property conveyed to S. K. Grayson by Substitute Trustees Deed from Wardwell Buckner, Substitute Trustee, of record in Book_____page_____, Register's Office for Davidson County, Tennessee.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a Deed of Trust of record in Book 3011, page 325, Register's Office for Davidson County, Tennessee, securing Guaranty Mortgage Company. Sellers transfer to buyers the entire balance held in escrow by Guaranty Mortgage Company in connection with said loan and property

This is unimproved ( ) improved (X) property, known as 939 (House Number) South 13th Court (Street) Nashville, Tenn. 37206 (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 our hand s this 31 day of March, 1972

S. K. Grayson

Frances E. Grayson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James H. Carney, a Notary Public in and for said County and State, the within named S. K. Grayson and Frances S. Grayson

the bargainor, 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 1974

Commission expires 1-29-73

James H. Carney
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
S. K. Grayson et ux

TO
James W. Brewer et ux

C 67327

IDENTIF. REFERENCE

AUG 15 3 10 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG 15 74	CONV	12,950.00			
AUG 15 74	S'TAX		A*	33.54	
AUG 15 74	PR'FEE		A*	.50	
AUG 15 74	W'DEED		A*	4.00	* 38.04

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.