This Instrument Was Prepared By

Kleinman-Pedigo PLC

BOOK 4844 PAGE 102 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alice H. Brachey	same	60A-31760
(NAME)	(NAME)	
240 Morton Avenue		119-14-95
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

($10.00)---------- *Dollars,*

Cash in hand paid by Alice H. Brachey, and other good and valuable considerations, receipt of which is hereby acknowledged,

I, Betty L. Fleming

have this day bargained and sold, and do hereby transfer and convey unto the said Alice H. Brachey

her

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being lot no. 13 of Block "A" on the Plan of a part of Woodbine Courts, as of record in Book 1130, page 39, Register's office for said County.

Said Lot No. 13 fronts 75 feet on the northerly side of East Morton Avenue and runs back 213.5 feet on the westerly line and 212.4 feet on the easterly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Mary Martin Thomas by deed From Fred A. Albright, Jr., and wife, of record in Book 1467, page 120, Register's Office for said County. The said Mary Martin Thomas subsequently died testate, devising the subject property under the terms of her Will, of record in Will Book 108, page 397, Office of the Probate Court of Davidson County, Tennessee, to the following devisees: Betty L. Fleming and Judy K. Davis. The said Judy K. Davis subsequently conveyed her interest in the subject property to Betty L. Fleming by deed of record in Book 4820, page 996, Register's Office for said County.

NOTARY PUBLIC COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

Subscribed and sworn to before me, this the 9th day of August, 19 74

Affiant

My commission expires: June 1, 1975 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 240 Morton Street (House Number) (Street) Nashville, Tennessee 37211 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Alice H. Brachey

her *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except 1974 taxes which are prorated and assumed by the purchaser.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Alice H. Brachey

her

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* this 9th *day of* August, 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.*

Betty L. Fleming

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STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ Galveston

Personally appeared before me, Elsie I. Milosevich, *a Notary Public in and for said County and State,*

Betty L. Fleming

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ~~Nashville~~ Galveston, ~~Tennessee~~ Texas
this 9th *day of* August, *19* 74.

NOTARY PUBLIC COUNTY OF GALVESTON, TEXAS

Elsie I. Milosevich *Notary Public*

My commission expires June 1, 1975

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 .....

AUG 16 74	CONV	17,000.00			
AUG 16 74 S'TAX			A*	44.20	
AUG 16 74 PR'FEE			A*	.50	
AUG 16 74	W'DEED		A*	4.00	* 48.70

WARRANTY DEED

FROM

Betty L. Fleming

TO

Alice H. Brachey

C 67391

IDENTIF. REFERENCE

AUG 16 9 39 AM '74

FELIX [illegible] DAVIDSON CO. TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238