This instrument prepared by: Wendell T. Rowland, Attorney at Law
121 East Main Street, Murfreesboro, TN 37130

Mail tax bills to:
James M. Read
443 Brewer Drive
Nashville, Tennessee

Field Book No. 6D65130
Map No. 161-7
Parcel No. 58

mail

WARRANTY DEED

BOOK 4849 PAGE 611

FOR AND IN CONSIDERATION of having the following-described property placed in the names of the actual owners and to comply with the Agreement between the grantor and the grantees dated the 31st day of May, 1963, I, ALLA D. READ, have this day bargained and sold and do hereby transfer and convey unto JAMES M. READ and wife, SHERRY M. READ, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, State of Tennessee, and being described as follows, to-wit:

> Being Lot No. 13, on the Map of Kingswood Park as of record in Book 2900, page 70, of the Register's Office for said County. Said Lot No. 13 begins at a point on the southerly margin of Brewer Drive, being the common point for Lots Nos. 14 and 13; thence on a southwesterly line 233.7 feet to a point; thence on an easterly line 238.6 feet to a point; thence in a northeasterly line 146.42 feet to a point; thence northwestwardly 185 feet along the southerly margin of Brewer Drive to the point of beginning. This tract is improved and known as 443 Brewer Drive, Nashville, Tennessee.
>
> Being the same property conveyed to Alla D. Read, a widow, by deed from James E. Adams, of record in Deed Book 3569, page 457, of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said JAMES M. READ and wife, SHERRY M. READ, their heirs and assigns, forever.

I covenant with the said grantees that I am lawfully seized and possessed of said real estate, that I have a good right to convey the same and that it is unencumbered.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate to the said JAMES M. READ and wife, SHERRY M. READ, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 26th day of August, 1974.

Alla D. Read

Alla D. Read

STATE OF TENNESSEE)
)
RUTHERFORD COUNTY)

BOOK 4849 PAGE 612

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within-named Alla D. Read, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing (Warranty Deed) instrument for the purposes therein contained.

Witness my hand and official seal at office in Murfreesboro, Tennessee, this the 26th day of August, 1974.

Wendell T. Rowland
Notary Public

My commission expires: 11-27-76

C69952

IDENTIF. REFERENCE

SEP 5 11 33 AM '74
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,250.00*, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alla D. Read
Affiant

Sworn to and subscribed before me, this the 26th day of August, 1974.

Wendell T. Rowland
Notary Public

My commission expires: 11-27-76

SEP-5	CONV	13,250.00				
SEP-5	STAX		A*	34.32		
SEP-5	PAFEE		A*	.50		
SEP-5	WDEED		A*	4.00	*	38.82