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Form No. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$16,350.00 Fred C Brown Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 1974

Notary Public

MY COMMISSION EXPIRES: 1-6-75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred C. Brown, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	23W 12030
909 South 14th Street (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	94 - 1
Nashville, Tennessee (CITY) (STATE) 37206 (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	338

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, Charles E. Boyd et ux Dorothy A. Boyd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred C. Brown, Jr. et ux Shelley K. Brown

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:

BEING Lot No. 56 on the Plan of Shelby Heights, Section 1 revised of record in Book 2330, Page 171, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Charles E. Boyd etux Dorothy A. Boyd by deed of record in Book 4424, Page 59, Register's Office, Davidson County, Tennessee.

SAID conveyance is subject to restrictions of record in Book 2810, Page 475, and any existing easements.

This is unimproved ( ) improved (X) property, known as 909 South 14th Street, Nashville, Tennessee 37206
(House Number) (Street) (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 23rd day of September, 19 74

Charles E. Boyd: Charles E Boyd

Dorothy A. Boyd: Dorothy A. Boyd

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Boyd et ux Dorothy A. Boyd

the bargainors, 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 23rd day of September 19 74

Commission expires 1-4-78

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM
CHARLES E. BOYD ETUX

DOROTHY A. BOYD
TO
FRED C. BROWN, JR. ET UX

SHELLEY K. BROWN

C 7 2 3 6 8

IDENTIF. REFERENCE

SEP 25 9 33 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP 25 74	CONV	16,350.00			
SEP 25 74	S'TAX		A*	42.38	
SEP 25 74	PR'FEE		A*	.50	
SEP 25 74	W'DEED		A*	4.00	* 46.88

Edward Seldon
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217