Form No. WD-1

BOOK 4856 PAGE 692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,000.00 X James E. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September 1974

Bruce McCord
Notary Public

MY COMMISSION EXPIRES: 7-12-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Edward A. Seddon, Attorney 1102 Kermit Drive Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Brown (NAME)	Mortgage Associates, Inc. (NAME)	12DA-45820
722 Oneida Avenue (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. #300 (STREET ADDRESS)	71-12
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	224

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, Virginia B. Kirby

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Brown et ux Betty A. 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. 151 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Dewey A. Kirby et ux Virginia B. Kirby by deed of record in Book 3943, Page 481, Register's Office, Davidson County, Tennessee. The said Dewey A. Kirby having since died.

THIS conveyance is subject to any easements and restrictions of record.

This is improved (X) unimproved ( ) property, known as 722 Oneida Avenue, Nashville, Tennessee 37207
(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 my hand this 27th day of September, 19 74

Virginia B. Kirby:

Virginia B. Kirby

STATE OF TENNESSEE
Davidson County

BOOK 4856 PAGE 693

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virginia B. Kirby

the 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, Tennessee, this 27th day of September 1974

Commission expires 7-19-78

Bruce Wall
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

BRUCE WALL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FILE BOX 3

WARRANTY DEED

FROM
VIRGINIA B. KIRBY

TO
JAMES EDWARD BROWN ET UX

BETTY A. BROWN

C 7 3 3 6 1

IDENTIF. REFERENCE

OCT 1 11 10 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

OCT-1[illegible]	CONV	14,000.00			
OCT-1[illegible] S'TAX			A*	36.40	
OCT-1[illegible] PR'FEE			A*	.50	
OCT-1[illegible]	W'DEED		A*	4.00	* 40.90

STATE OF TENNESSEE PUBLIC SERVICE COMMISSION