THIS INSTRUMENT PREPARED BY:
EDWIN E. WALLIS, JR., ATTY.
500 Court Square Bldg.
Nashville, Tennessee 37201

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUSSELL W. BROTHERS (NAME)	Same (NAME)	83-5-154
3322 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville 37203 TENN. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TWENTY-EIGHT THOUSAND AND NO/100 ----- ($28,000.00) ---------- *DOLLARS*

WE, ROBERT C. PATTERSON, JR., HOMER M. PACE, JR. and JAMES M. BRAKEFIELD *have bargained and sold, and by these presents do transfer and convey unto the said* RUSSELL W. BROTHERS, his *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 the northerly part of Lot No. 3 and the northerly part of the easterly 25 feet front of Lot No. 4 on the Plan of D. H. Bailey's property as of record in Book 421, page 65, Register's Office for said County described according to a survey made by Yokley and Waggoner, Engineers, March 1, 1948, as follows:

Beginning on the southerly margin of Maxwell Avenue at the corner of Lots Nos. 2 and 3; thence with the southerly margin of Maxwell Avenue, westwardly 75.3 feet to the northeast corner of the property conveyed to R. T. Hargrove by deed from Flora Whitt Hargrove, of record in Book 1427, page 589, said Register's Office; thence with said Hargrove's easterly line, southwardly 141.5 feet to the northerly line of the property conveyed to Sylvan Homes, Inc., by deed from Delia S. Gebhardt, of record in Book 1642, page 225, said Register's Office; thence with said line, eastwardly 25 feet, more or less, to the northwest corner of part of Lot No. 3 conveyed to Wiggs Homes, Inc., by deed from Delia S. Gebhardt, of record in Book 1632, page 15, said Register's Office; thence with said Wiggs Homes, Inc., northerly line, eastwardly 50 feet, more or less, in all 75 feet, more or less, to the line between Lots Nos. 2 and 3; thence with said line, northwardly 142.45 feet to the beginning.

Being the same property conveyed to Robert C. Patterson, Jr., and Homer M. Pace, Jr., by deed from R. Logan Tomlin and wife, Dora Louise H. Tomlin, of record in Book 3134, page 231, Register's Office for Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,000.00

Subscribed and sworn to before me, this the 21 day of February 19 75

Affiant

My commission expires: 4-27-76 (Affix Seal)

Notary Public

WALLIS, JR.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE

County, Tennessee, and James M. Brakefield having subsequently acquired an undivided interest in said property by agreement with Robert C. Patterson, Jr. and Homer M. Pace, Jr., although his interest therein does not appear of record.

Janet M. Patterson, Eulalia Q. Pace and Carolyn Brakefield, wives of the grantors, do hereby join in and execute the deed for the purpose of conveying any interest they may have in said real property by reason of their marriage or otherwise, but for no other purpose.

This is unimproved ( ) improved (X) property, known as 1030 Maxwell Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RUSSELL W. BROTHERS, his *heirs and assigns, forever.*

And we *do covenant with the said* RUSSELL W. BROTHERS *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.*, except 1975 taxes which Grantee assumes in full.

And we, ROBERT C. PATTERSON, JR., HOMER M. PACE, JR. and JAMES M. BRAKEFIELD *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* RUSSELL W. BROTHERS, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 20th *day of* FEBRUARY, *19* 75., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert C. Patterson, Jr.

Janet M. Patterson

Homer M. Pace, Jr.

Eulalia Q. Pace

James M. Brakefield

Carolyn Brakefield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edwin E. Wallis, Jr. *, a Notary Public in and for said County and State, the within named* ROBERT C. PATTERSON, JR. and wife, JANET M. PATTERSON, and JAMES M. BRAKEFIELD and wife, CAROLYN BRAKEFIELD, *the bargainor*s*, 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* 20th *day of* February, *19* 75.

Edwin E. Wallis, Jr. *Notary Public*

Commission Expires 4-27-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edwin E. Wallis, Jr. *, a Notary Public in and for said County and State, the within named* HOMER M. PACE, JR. and wife, EULALIA Q. PACE, *the bargainor*s*, 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* 17th *day of* 17th February, *19* 75.

Edwin E. Wallis, Jr. *Notary Public*

Commission Expires 4-27-76

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 .....

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WARRANTY DEED

FROM

ROBERT C. PATTERSON, JR., ET AL

TO

RUSSELL W. BROTHERS

C 8 8 3 5 7

IDENTIF. REFERENCE

FEB 21 11 34 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB21 75	CONV	28,000.00		
FEB21 75 S'TAX			A*	72.80
FEB21 75 PR'FEE			A*	.50
FEB21 75	W'DEED		A*	8.00
			*	81.30

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201