BOOK 4909 PAGE 449

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James H. Brown, Jr., Etux	Same	Map 133-6
(NAME)	(NAME)	
216 Wheeler Ave.		Par 150
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211		6DA-56630
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Edwin C. Tenpenny and wife, Lois Tenpenny

have this day bargained and sold, and do hereby transfer and convey unto the said

James H. Brown, Sr. and wife, Pearl W. Brown

their ~~XXXXXX~~ *heirs and assigns,*

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

Being a part of Lot No. 38 on the Plan of Hinchey Petway as of record in Minute Book I, page 442, Chancery Court at Nashville, Tennessee, described as follows:

Beginning at the center of Wheeler Avenue at the southeast corner of the property conveyed to J. C. Joslin and wife, Odessa Joslin, by deed from John B. Mullins, Jr. and wife, of record in Book 2339, page 567, Register's Office for said County; thence north along Joslin's east line 319 feet to a point; in the south or rear line of Lot No. 7 on the Plan of Patterson Gardens, Sec. II, of record in Book 2330, page 42, said Register's Office; thence east along the line of Lots No. 7 and 9 of said Subdivision 73 feet to a point; thence south 319 feet to the center line of Wheeler Avenue; thence west with said Avenue; 73 feet to the point of beginning.

Being the same property conveyed to Edwin C. Tenpenny and wife, Lois Tenpenny by deed from Leroy Preston and wife, Lou Ella Preston of record in Book 2601, page 423, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 2,000.00

Subscribed and sworn to before me, this the 2nd day of May 19 75

Affiant James H. Brown

My commission expires: 12-3-78 (Affix Seal)

Notary Public Mary C. Kilpatrick

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 216 Wheeler Ave. (House Number) (Street) Nashville, Tenn. 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

James H. Brown, Sr. and wife, Pearl W. Brown

their ~~XXXXXX~~ *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

James H. Brown, Sr. and wife, Pearl W. Brown, their

~~XXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 2nd *day of* May *, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This Instrument Was Prepared By Edwin C. Tenpenny

Phillip Saindon (pf) Law Company

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Kilpatrick, a Notary Public in and for said County and State, Edwin C. Tenpenny and wife, Lois Tenpenny

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

Witness my hand and official seal at Nashville, Tenn. this 2nd day of May, 19 75.

Mary E. Kilpatrick
Notary Public

Commission expires 12-3-'78

KILPATRICK NOTARY PUBLIC DAVIDSON COUNTY

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.....

MAY-5 75	CONV	30,000.00			
MAY-5 75 S'TAX			A*	78.00	
MAY-5 75 PR'FEE			A*	.50	
MAY-5 75	W'DEED		A*	4.00	* 82.50

WARRANTY DEED

FROM

EDWIN C. TENPENNY, ET UX

TO

JAMES H. BROWN, SR., ET UX

OAKES AND SMITH REALTY CO., INC.

C 96748

IDENTIFICATION REFERENCE

MAY 5 8 16 AM '75

FEE DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON