FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,500.00

Affiant CLARENCE E. BROWN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 75

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE · SUITE 203
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarence E. Brown (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 71-12
712 Ward Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 243
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	12DA 44615

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, GEORGE T. BROOKS and wife, SARAH L. BROOKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE E. BROWN, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Map of Meadowdale Acres, as of record in Book 2083, page 12, Register's Office for said County.

SAID Lot No. 8 fronts 70 feet on the south side of Ward Street and runs back between lines, 195.1 feet on the west line and 184.7 feet on the east line to a dead line in the rear on which it measures 70.5 feet.

BEING the same property conveyed to George T. Brooks and wife, Sarah L. Brooks by deed from Raymond M. Pegram and wife, Mary Elizabeth H. Pegram of record in Book 4374, page 129, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to any and all rights of way and easements of public record and to Restrictions of record in Book 2084, page 425, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 712 Ward Street, Nashville, Tn. 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 our hand s this 8th day of September, 19 75

X George T. Brooks
GEROGE T. BROOKS

X Sarah L. Brooks
SARAH L. BROOKS

STATE OF TENNESSEE
DAVIDSON County

BOOK 4950 PAGE 750

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Brooks and wife, Sarah L. Brooks

the bargainor, 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 8th day of September, 1975.

Commission expires [illegible]

Notary Public

STATE OF TENNESSEE
County

1-30-79

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) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) 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

WARRANTY DEED

FROM

TO

D 15484

IDENTIF. REFERENCE

SEP 15 9 38 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217

SEP 15 75	CONV	15,500.00			
SEP 15 75	S TAX		A*	40.30	
SEP 15 75	PR FEE		A*	.50	
SEP 15 75	W DEED		A*	4.00	* 49.80