FORM NO. WD-1

BOOK 4959 PAGE 995

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $13,000/-

Etta Elaine Brawner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Sept 1975

Notary Public J. B. ANNAM

MY COMMISSION EXPIRES: July 24, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAG ANNAM, 699 W.MAIN ST.LOWER LEVEL, HENDERSONVILLE,TN.37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OTTIS E. BRAWNER ET UX (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	23 W 175 DAVID
1901 EASTSIDE AVE. (STREET ADDRESS OR ROUTE NUMBER)	311 =7TH AVENUE (STREET ADDRESS)	MAP 94=2
NASHVILLE,TENN.37206 (CITY) (STATE) (P. O. ZIP)	NASHVILLE,TENNESSEE,37219 (CITY) (STATE) (ZIP)	PARCEL 178

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, MILTON S. SHEPHERD AND WIFE, EUNICE SHEPHERD,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OTTIS E. BRAWNER AND WIFE,ETTA ELAINE BRAWNER

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 the southerly 100 feet of Lot No.114 on the Plan of United Electric Railway Addition to East Nashville, of record in Book 161, Page 8, Register's Office for said county, to which reference is made for specific description.

Said Lot No.114 fronts 50 feet on the north side of Eastside Avenue, formerly Ashworth Avenue, and runs back between parallel lines along the easterly side of South Nineteenth Street, 100 feet to a dead line in the rear which measures 50 feet.

Being the same property conveyed to Milton S. Shepherd and wife, by deed from Mrs. Etta Elaine Shepherd Brawner as of record in Book4810, Page 860, Register's Office of said county, Tennessee.

This conveyance is made by grantors upon grantees assuming to pay monthly installments of $129.84 to J.B. Annam toward unpaid balances of the first and second mortgage indebtednesses until such time that second mortgage held by J.B.Annam and wife is fully paid. Grantors and grantees also further expressly agree and confer on said J. B. Annam an absolute right to foreclose on second mortgage in the event of defaults in either first and/or second mortgage indebtednesses as evidenced by deed of trusts, as of record in Book 4748, Page 542 and Book 4752, Page 544, Register's office of said county, Tennessee.

unimproved ( )
This is improved (X) property, known as 1901 EASTSIDE AVENUE, NASHVILLE, TENN.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 hands this 22nd day of September, 1975

Milton Shepherd

Eunice Shepherd

STATE OF TENNESSEE
Davidson County

BOOK 4959 PAGE 996

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Milton S. Shepherd and Wife, Eunice Shepherd

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 22nd day of September, 19 75

Commission expires July 24, 1977

Notary Public J. B. ANNAM.

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, a 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

WARRANTY DEED

FROM
MILTON S. SHEPHERD ET UX.

TO
OTTIS E. BRAWNER ET UX.

D 19271

IDENTIF. REFERENCE

OCT 8 3 21 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

OCT-8	CONV	13,000.00			
OCT-8	S TAX		A*	33.80	
OCT-8	PR FEE		A*	.50	
OCT-8	WDEED		A*	4.00	*

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.