ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. A. Hugh Brewer	Same	
(NAME)	(NAME)	
46 Wilson Park Circle		119 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tenn 37027		19
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	pw

This Instrument Was Prepared By

Phillip Saindon (esq.)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, receipt of which is hereby acknowledged, and the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4206, page 210, Register's Office for Davidson County, Tennessee, and for the express purpose of making a re-conveyance to create an estate as tenants by the entirety between A. Hugh Brewer and wife, Margaret Ponder Brewer, we A. Hugh Brewer and Moody Anderson, Jr., have bargained and sold, and by these presents do hereby transfer and convey unto Phillip Saindon, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being the northerly 10 feet of Lot No. 2 and all of Lot No. 3 of Block I on the Plan of Woodbine Courts, Section 2, not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:
>
> Beginning on the westerly margin of Simmons Avenue at the northeast corner of the property conveyed to Charles R. Mayfield and wife by deed from Clara O. Saindon, of record in Book 1340, page 532, Register's Office for said County; thence with the westerly margin of said Avenue, northwardly 56.1 feet to the beginning of a curve; thence around said curve in a northwesterly direction 77.4 feet to the southerly margin of Thompson Lane; thence with the southerly margin of said Lane, westwardly 101.1 feet; thence southwardly 105 feet to the northwest corner of the Mayfield property; thence with Mayfield's northerly line, eastwardly 150 feet to the beginning.
>
> Being the same property conveyed to A. Hugh Brewer and Moody Anderson, Jr. by deed from Betty Aileen Welch, of record in Book 4206, page 208, Register's Office for said County.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And we do covenant with the said Phillip Saindon, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, A. Hugh Brewer and Moody Anderson, Jr., do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip Saindon, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now I, the said Phillip Saindon, Trustee, for and in consideration of the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto A. Hugh Brewer and wife, Margaret Ponder Brewer, their heirs and assigns,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 16 day of Jan 1976

Affiant

My commission expires: Jan 26 1976

the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A. Hugh Brewer and wife, Margaret Ponder Brewer, their heirs and assigns, forever.

And I do covenant with the said A. Hugh Brewer and wife, Margaret Ponder Brewer, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Phillip Saindon, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said A. Hugh Brewer and wife, Margaret Ponder Brewer, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set out hands on this the 7 day of February, 1969.

D 3246

FEB 20 AM '76
DEED REFERENCE
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JAN 19 76 CONV 25,000.00
JAN 19 76 S TAX B* 65.00
JAN 19 76 PR FEE B* .50
JAN 19 76 RECD B* 69.50

(Trustee)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Houston Ross, a Notary Public in and for said County and State, the within named A. Hugh Brewer and Moody Anderson, Jr. the Bargainors, 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 7 day of February, 1969.

Houston Ross
(Notary Public)

HOUSTON ROSS NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: 4/27/70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Houston Ross a Notary Public in and for said County and State, the within named Phillip Saindon, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument, as Trustee, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of February, 1969.

Houston Ross
(Notary Public)

HOUSTON ROSS NOTARY PUBLIC DAVIDSON CO. TENN.

My Commission Expires: 4/27/70