BOOK 4993 PAGE 622

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
FRANCES S. BRADY

TO
F. A. HARWELL

For draftsman's use
Mail
THIS INSTRUMENT PREPARED BY:

John G. Doak, Atty.
2525 Lebanon Rd.
Nashville, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. A. HARWELL (NAME)	KIMBROUGH KAVANAUGH & ASSOC. (NAME)	
2907 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	96-14-98
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	3D60096

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

FEB 3 8 46 AM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$17,647.10 F. A. Harwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January 1976.

Notary Public

MY COMMISSION EXPIRES: 5-20-79

(AFFIX SEAL)

For and in Consideration of the sum of Ten ($10.00) DOLLARS

and other good and valuable considerations including grantees agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated 5 February, 1971 of record in Book 4478, page 372 Register's Office for Davidson County, Tennessee, in the original principal amount of $12,500.00.

I, Frances S. Brady

have bargained and sold, and by these presents do transfer and convey unto the said

F. A. Harwell

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 754 on the Map of Clover Hill, Section IX, as of record in Book 2331, page 44, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 66.92 feet on the south side of Twin Lawn Drive and runs back 191 feet on the westerly line and 189.6 feet on the easterly line to a dead line in the rear on which it measures 108.1 feet.

BEING the same property conveyed to Frances S. Brady by deed from Kenneth L. Burnette and wife, B. Marlene Burnette by deed of record in Book 4873, page 919, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER transfer and convey unto grantees the funds held in escrow by Kimbrough-Kavanaugh & Assoc., and do hereby authorize Kimbrough Kavanaugh & Assoc., to transfer the existing insurance on the premises to grantee.

Subject to joint driveway agreement of record in Book 3815, page 880, Register's Office for Davidson County, Tennessee.

BOOK 4993 PAGE 623

WD-2

This is unimproved ( ) improved (XX) property, known as 2907 Twin Lawn Dr. Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And I do covenant with the said grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself heirs and representatives, to warrant and forever defend the title to the said land to the said grantee heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of January, 1976

x Frances S Brady
FRANCES S. BRADY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances S. Brady

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

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 19 76

Helen L Jenkins, Notary Public.

Commission expires 5-20-79

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 himself 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 himself as _____.

FEB-3rd CONV 17,647.10
FEB-3rd TAX B* 45.76
FEB-3rd PD FEE
FEB-3rd W DEED B* 4.00 * 50.26

Witness my hand and seal, at office in _____,
this _____ day of _____, 19____.

_____, Notary Public.

Commission expires _____.