BOOK 5013 PAGE 502

WARRANTY DEED

This instrument was prepared by Earl Thompson, Atty. Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth H. Brown (NAME:)	Same (NAME:)	MAP 63
722 Winthorne Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	P/O PAR. 52
Nashville, Tn. 37217 (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	M.P

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS* and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I,

APR-87	CONV	*1,000.00			
APR-87	S'TAX		B*	2.60	
APR-87	PR'FEE		B*	.50	
APR-87	W'DEED		B*	8.00	* 11.10

Clyde A. Brown, Jr.

have bargained and sold, and by these presents do transfer and convey ~~unto~~ ~~the said~~ all of my undivided interest unto the said Kenneth H. Brown, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being a part of C. A. Brown, Sr. (now deceased) property, and described according to a survey made March 22, 1976 by Ralph Lambert & Son, Surveyor and more particularly described as follows:

BEGINNING at an Iron Pin in the north right-of-way of Menees Lane, said point being 1720', more or less, from the westerly right-of-way of Hudson Road, said point being the Southeast corner of Mrs. Bessie Gee's property; thence with the northerly right-of-way of Menees Lane N. 86° 10' W 331.12' to an Iron Pin and corner post, said point being Tommy B. Key's Southwest corner in the westerly line of the original C. A. Brown property; thence with Key's easterly line N3° 53' 12" E 605.55 to a point in a fence line; thence S 83° E 441.53' to an Iron Pin, Milton L. Keith's Northwest corner; thence with Keith's westerly line S 2° W 292.06' to an Iron Pin in Keith's westerly line, Bessie Gee's Northeast corner; thence with Gee's north line N 86° W 134.0' to an iron pin; thence with Gee's westerly line S 1° W 290.0' to the point of beginning, containing 5.26 acres, more or less. Being a part of the same property conveyed to Clyde A. Brown, Sr. by deed from Bessie Menees Gee et vir of record in Book 2738, page 513, Register's Office for Davidson County, Tennessee. Clyde A. Brown, Sr. is deceased and his children and only heirs-at-law are Clyde A. Brown, Jr. and Kenneth H. Brown.

A tract of land in the 11th, formerly 19th, Civil District of Davidson County, Tennessee, being a part of C. A. Brown, Sr. (now)

(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 1,000.00

Affiant

Subscribed and sworn to before me, this the 8 day of April 1976

Judy L. Anderson
Notary Public

My commission expires: 4-27-76 (Affix Seal)

deceased) property, described according to a survey made March 22, 1976 by Ralph Lambert & Son, Surveyor and more particularly described as follows:
BEGINNING at an iron pin in the northerly right-of-way of Menees Lane, said point being 1452.63' from the westerly right-of-way of Hudson Road, said point being Milton L. Keith's southeast corner and an original corner of C. A. Brown property; thence with Keith's easterly line N 3° 30' E 551.5' to an iron pin, the same being Keith's Northeast corner, S 83° E 369.46' to a point; thence S 3° 30' W 575.26' to a point in the northerly right-of-way of Menees Lane; thence with the northerly right-of-way of Menees Lane N 78° 29' W 330.32' to an iron pin; thence continuing with the northerly right-of-way of Menees Lane N 86° 10' W 41.68' to the point of beginning, containing 4.74 acres, more or less.
Being a part of the same property conveyed to Clyde A. Brown, Sr. by deed from Bessie Menees Gee of record in Book 1971, page 39 and part of the property conveyed to C. A. Brown Sr from Sue Evelyn Hill Province, et al, of record in Book 1916, page 33, Register's Office for Davidson County, Tennessee. Clyde A. Brown, Sr. is deceased and his children and only-heirs-at law are Clyde A. Brown, Jr. and Kenneth H. Brown.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

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

And I *do covenant with the said* Kenneth H. Brown ..... *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, Clyde A. Brown, Jr. ..... *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kenneth H. Brown ..... his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 8 *day of* April, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clyde A. Brown, Jr.
Clyde A. Brown, Jr.

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 Clyde A. Brown, Jr.

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

Witness my hand and official seal at Nashville, Tennessee, this 8 day of April, 19 76

Judy L. Anderson, Notary Public

Commission Expires 4-27-76

NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES APR. 27, 1976

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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, this day of, 19

, Notary Public.

Commission Expires.

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.

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WARRANTY DEED

FROM

CLYDE A. BROWN, JR.

TO

KENNETH H. BROWN

D 43762

IDENTIF. REFERENCE

APR 8 9 43 AM '76

REGISTER
DAVIDSON CO., TENN.

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