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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,800.00

Jimmie W. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 76

Patricia S. Allen
Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie W. Brown (NAME)	First American National Bank of Nashville (NAME)	26W-01550
3628 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	c/o Guaranty Mortgage Company Division	104-5
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	P. O. Box 2708 (STREET ADDRESS) Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	298

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, JOHN E. HILL and mother, ADENA HILL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMIE W. BROWN and wife, ELOISE L. BROWN

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 the westerly 60 feet of Lot No. 241 on the plan of Richland Realty Company's Subdivision, Division "B", as of record in Book 332, page 92, Register's Office for said County.

SAID part of Lot No. 241 fronts 60 feet on the northerly side of Central Avenue and runs back between parallel lines with the easterly margin of Craighead Street 200 feet, more or less, to an alley.

BEING the same property conveyed to John E. Hill and mother, Adena Hill by deed from Alice M. Rutherford, formerly Alice M. Chadwell of record in Book 3433, page 519, Register's Office for Davidson County, Tennessee.*

THIS conveyance is subject to any easements and restrictions of record.

* BY instrument of record in Book 4989, Page 34, Register's Office for said County, a survivorship estate in subject property was created in the said John E. Hill and mother, Adena Hill.

unimproved ( )
This is improved (X) property, known as 3628 Central Avenue, Nashville, Tennessee 37205
(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 15th day of April, 19 76

John E. Hill

Adena Hill

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Hill

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 15th day of April 1976.

Commission expires 9-8-79

Patricia L. Sawyer
Notary Public

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) (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 JOHN E. HILL and mother,

ADENA HILL

TO JIMMIE W. BROWN and wife,

ELOISE L. BROWN

D 45115

IDENTIFICATION REFERENCE

APR 19 9 47 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219
Roll 1 - Box 8

DS

APR 1976	CONV	30,800.00				
APR 1976	S'TAX		B*	80.08		
APR 1976	PR'FEE		B*	.50		
APR 1976	W'DEED		B*	4.00	*	84.58

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 Adena Hill 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 15th day of April, 1976.

My Commission Expires: 2-7-79

H. B. Duncan
Notary Public