FORM NO. WD-1

BOOK 5057 PAGE 863

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: 2-7-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

E. A. Carney (NAME) P O Box 2141 Nashville, Tenn. 37214 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. T. Murphree et al (NAME)	Same (NAME)	81-7
802 Ewing Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	133 pt
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, James Brown, Jr., an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. T. Murphree and J. A. Carney

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 39½ feet of the northerly 59½ feet of Lot No. 3 in Holt's Unrecorded Subdivision of Lots Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan is of record in Book 15, pages 10 and 11, Register's Office for said County.

Said part of Lot No. 3 fronts 39½ feet on the easterly side of 10th Avenue North, formerly Crooked Street, and runs back between parallel lines 129 feet, more or less, to an alley, the northerly line of this lot being 284 feet southerly from the southerly margin of Cass Street.

Being the same property conveyed to James Brown, Jr., and wife, Margarete Brown, by deed from William Odell Spain and wife, Naomi Ruth Spain, as of record in Book 1679, page 571 Register's Office for Davidson County, Tennessee, the said Margarete Brown having since died.

This is unimproved ( ) improved (x) property, known as 2012 10th AVE N. NASHVILLE TENN.
(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 my hand this 11th day of August, 1976

James Brown, Jr.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named James 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 11th day of August 19 76

Commission expires 2-7-79

Margaret C. Kinnard
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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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 James Brown, Jr., unmarried

TO J. T. Murphree et al

D 63454

IDENTIFICATION REFERENCE

AUG 16 3 03 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

AUG 16	CONV	*4,000.00			
AUG 16	S'TAX		B*	10.40	
AUG 16	PR'FEE		B*	.50	
AUG 16	M'DEED		B*	4.00	* 14.90

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.