This instrument prepared by: Thomas M. Black, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

mail

# WARRANTY DEED

BOOK 5149 PAGE 686

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| TOP MOTORS, INC. | SAME | Map 81-8 |
| (NAME) | (NAME) | |
| 900 Clay Street | | Parcel 60 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville TN 37208 | | 1 W 33210 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND 00/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

RICH,
BIRDIE E. BROWN, widow, hereinafter referred to as Grantor,

*have this day bargained and sold, and do hereby transfer and convey unto the said* TOP MOTORS, INC.,

hereinafter referred to as Grantee, its *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Being the northerly 40 feet of Lot No. 618 in North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County.

Said part of Lot No. 618 fronts 40 feet on the westerly side of Delta, formerly Hamburg Street, and runs back between parallel lines 168 feet 6 inches to an alley.

Being the same property conveyed to Joseph F. Brown and wife, Birdie E. Brown, by deed from Joe Walkup and wife, Mollie D. Walkup, of record in Book 541, page 400, Register's Office for Davidson County, Tennessee.

Birdie E. Brown and Birtie Brown are one and the same person. Joseph F. Brown and Birdie E. Brown were divorced in 1943 and pursuant to said divorce decree, property fully vested in the survivor. Joseph F. Brown died in 1959 survived by Birdie E. Brown. Subsequent to the divorce from Joseph F. Brown, Birdie E. Brown married Charlie S. Rich, who died in 1955.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 4,625.00

Subscribed and sworn to before me, this the 18th day of May 1977

Affiant

My commission expires: 11/13/79 (Affix Seal) Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (XX) unimproved ( ) property, known as 1929 Delta, Nashville, Tennessee
(House Number) (Sueet) P. O. Address: (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
grantee, its *(successors),*
*heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as appears of record.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, its
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 18th *day of* May, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Birdie E. Brown Rich

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BOOK 5149 PAGE 687

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BIRDIE E. BROWN RICH, widow, the within named 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 Madison, Tennessee. this 17th day of May, 1977.

Commission expires 11/13/79

Notary Public

THOMAS L. BLACK ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

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.....

MAY20'77 CONV *4,625.00
MAY20'77 S'TAX B* 11.96
MAY20'77 PR'FEE B* .50
MAY20'77 W'DEED B* 4.00 * 16.46

**WARRANTY DEED**

FROM

BIRDIE E. BROWN RICH

TO

TOP MOTORS, INC.

E 0 4 8 3 1

IDENTIFICATION REFERENCE

MAY 20 12 47 PM '77

REGISTER
DAVIDSON CO., TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115