BOOK 5153 PAGE 471

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
THOMPSON & COMMISSIONED
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
H. Jackson Brown, Jr.	same	144-14-029
(NAME)	(NAME)	BH
Lot 12, Chickering Estates		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)----------Dollars,

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged.

JUN-1F CONV 28,000.00
JUN-1F S'TAX B* 72.80
JUN-1F PR'FEE B* .50
JUN-1F DEED B* 4.00 * 77.30

We, Jack A. Pirrie and wife, Betty B. Pirrie have this day bargained and sold, and do hereby transfer and convey unto the said H. Jackson Brown, Jr., his (~~successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 12 on the Map of Chickering Estates, Section 3, as of record in Plat Book 4460, page 146, Register's Office for said County, described as follows:
Beginning at a point in the northerly margin of Piccadilly Place at the common front corner of Lots Nos. 12 and 13; thence with the common boundary line between said lots, northerly 455.5 feet to a point; thence south 72 deg. 11' west 175.90 feet to a point; thence south 29 deg. 45' west 282.11 feet to a point in the northerly margin of Piccadilly Place; thence with the same and along a slight curve, southeasterly 367.13 feet to the point of beginning.

Being part of the property conveyed to Jack A. Pirrie and wife, Betty B. Pirrie by deed from Campbell Realty, Inc., recorded in Book 4279, page 907, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes to be prorated and assumed by Grantee.
(2) Ten-foot easement for public utilities along the rear line of premises and drainage and anchor easement located on premises, and conditions of owner's certificate as shown on Plan of record in Book 4460, page 146, Register's Office for Davidson County, Tennessee. (cont.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,000.00

Subscribed and sworn to before me, this the 22nd day of May 19 77

Affiant

My commission expires My Commission Expires August 15, 1979 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot 12, Chickering Estates, Nashville, Tennessee (House Number) (Street) 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 H. Jackson Brown, his (~~successors~~), heirs and assigns forever. We covenant that we are 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 stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said H. Jackson Brown, Jr., his (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 2nd day of March, 19 77 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jack A. Pirrie

Betty B. Pirrie

BOOK 5153 PAGE 472

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carol E. Nielsen, *a Notary Public in and for said County and State,* Jack A. Pirrie & Betty B. Pirrie

the within named 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, Davidson County, Tennessee, *this* 2nd *day of* March, *19*77.

Carol E. Nielsen
Notary Public

Commission expires Feb. 18, 1980

CAROL E. NIELSEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .....

(cont.)
(3) Restrictive covenants contained in an instrument of record in Book 2810, page 5, Register's Office for Davidson County, Tennessee, as amended in Book 3096, page 210, Register's Office for said County.
(4) Restrictive covenants contained in an instrument of record in Book 4984, page 637, Register's Office for Davidson County, Tennessee.

STATE OF FLORIDA §
COUNTY OF §

Personally appeared before me, _____, a Notary Public in and for said County and State, Betty B. Pirrie, 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 _____, this _____ day of _____, 1977.

_____
Notary Public

My commission expires:

_____

WARRANTY DEED

FROM
Jack A. Pirrie and wife,
Betty B. Pirrie

TO
H. Jackson Brown, Jr.

E 06548

IDENTIF. REFERENCE

JUN 1 11 38 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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