BOOK 5155 PAGE 557

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
B. H. Drake, Jr., et al (NAME)	Same (NAME)	
400 Farris Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	93-13
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Same (CITY) (STATE) (ZIP CODE)	31 Bad

WARRANTY DEED

For and in consideration of the sum of $1.00
ONE DOLLAR AND.....00/100 DOLLARS

To me cash paid in hand by Brown H. Drake, Sr., and Rosetta Drake, and the love and affection I have for my father and wife, I, B. H. Drake, Jr.

have bargained and sold, and by these presents do transfer and convey unto the said Brown H. Drake, Sr., and Rosetta Drake

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

½ undivided interest to Rosetta Drake, and ¼ undivided interest to Brown H. Drake, Sr.,
Land described as follows:
Land in Davidson County, Tennessee, being part of the west 50 feet of Lot No. 12 on the Map of McCall Heirs Subdivision of Lot No 14, etc., of Sigler Plan of Lots, as of record in Book 161, page 61, Register's Office for said County,

Said part of said Lot No. 12 fronts 50 feet on the north side of Hawkins Street and runs back between parallel lines, along the east margin of 14th Avenue, South, formerly Saffron Street, 103 feet, more or less, to a line in the rear.

Being part of the same land conveyed to B. H. Drake, Jr., by deed from M. G. Ferguson, Trustee, of record in Book 1782, page 530, R. O. D. C. Tennessee.

unimproved ( )
This is improved (X) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 17th, day of May, 1977.

B. H. Drake, Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. F. McClellan, a Notary Public in and for said County and State, the within named B. H. Drake, 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 17th day of May, 1977.

My commission expires 8/26/80 Notary Public J F McClellan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and
Cou and
wit oath, acknowledged to be and
the as such and ,
bein iment for the purpose therein contained by signing the name of the corporation
by as such
and as such .

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 10000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 7th DAY OF June 1977.
Deputy Register

Witness my hand and seal, at office in ,
this day of , 19 .
Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ No money paid
This is equal to or greater than the property would bring at a fair and voluntary sale.

B H Drake Jr

Sworn to and subscribed before me
this 17th day of May, 1977.

My commission expires 8/26/80 Notary Public J F McClellan

This instrument was prepared by:

Atty. J. F. McClellan 941 Jefferson Street Nashville, Tenn 37208
Name Address

JUN-77 CONV 10,000.00
JUN-77 S'TAX B* 26.00
JUN-77 PR'FEE B* .50
JUN-77 M'DEED B* 4.00 * 30.50

WARRANTY DEED

FROM B. H. Drake, Jr.

TO Brown H. Drake, Sr., and Rosetta Drake

E07660

IDENTIF. REFERENCE

JUN 7 12 55 PM '77

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219