WARRANTY DEED

BOOK 5230 PAGE 40

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hazel Lee Allen	same	91-15
(NAME) 331- 53rd Ave No.	(NAME)	par 42 TS
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

Twelve Thousand ($12,000.00) and no/100 - - - - - - *Dollars,*

cash in hand paid by Hazel Lee Allen and son, Charles E. Allen, the receipt of which is hereby acknowledged.

We, Wilmer R. Brewer and wife Susie A. Brewer

have this day bargained and sold, and do hereby transfer and convey unto the said

Hazel Lee Allen and son, Charles E. Allen

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the northerly 5 feet of the easterly 150 feet of Block 6 and the southerly 45 feet of the easterly 150 feet of Block 3 on the Map of Realty Savings Bank and Trust Compan's Revised Plan of the west extension of Charlotte Park Company's first Addition, as of record in book 421, page 18, Register's Office for said County.

Beginning at a point on the westerly margin of 53rd. Avenue North at a point which is 323 feet north of the northwest corner of Elkins Avenue and 53rd. Avenue north. Thence northerly 50 feet; thence westerly 150 feet; thence southerly 50 feet; thence easterly 150 feet to the beginning.

Together with the right, title and interest in and to an easement for a sewer granted O. W. Cooper and wife by B. Levitan and wife of record in book 1533, page 511, said Register's Office, said sewer running from the property in question in a southwesterly direction and attaching to the sewer line on the property of B. Levitan as conveyed by deed of record in book 888, page 479, said Register's Office.

Being the same property conveyed to Wilmer R. Brewer and wife, Susie A. Brewer by deed frpm O. W. Cooper and wife of record in book 1533, page 565, said Register's Office.

Taxes for the year 1977 are prorated and assumed by grantees.

This instrument was prepared by James R. Wyatt, 100 39th. Ave. No. Nashville, Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,000.00

Subscribed and sworn to before me, this the 5th day of December 19 77

Affiant

My commission expires 2-7-79 (Affix Seal)

Notary Public

This is (unimproved) (X) property, known as 329 53rd. Ave. No. Nashville, Tenn.
(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

Hazel Lee Allen and son, Charles E. Allen

their *(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.*

We *further covenant and bind* ourselves our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Hazel Lee Allen and son, Charles E. Allen

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 5th *day of* December, 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.*

Wilmer R. Brewer

Susie A. Brewer

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Duncan, a Notary Public in and for said County and State, Wilmer R. Brewer and wife Susie A. Brewer

the within named bargainor, S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee. this 5th day of December, 1977

John R. Duncan
Notary Public

Commission expires 2-7-79

JOHN R. DUNCAN NOTARY PUBLIC DAVIDSON

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.....

DEC-6	CONV	12,000.00			
DEC-6	S'TAX		B*	31.20	
DEC-6	PR'FEE		B*	.50	
DEC-6	W'DEED		B*	4.00	* 35.70

RECORDED

E 40242

IDENTIF. REFERENCE

DEC 6 10 43 AM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Wilmer R. Brewer, etux

TO Hazel Lee Allen, etal

Compliments of

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