BOOK 5261 PAGE 650

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 19 78

Notary Public

MY COMMISSION EXPIRES: 10/28/[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, ~~Tennessee 37238~~
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Lytton, et ux (NAME)	SAME (NAME)	Map 118-1
906 Gilmore Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 271
Nashville, Tenn. 37204 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	22W-11825

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, CATHERINE P. SMITH, et vir WALTON B. SMITH, VIRGINIA P. WATRY, unmarried, CAROLINE G. BURGESS, et vir JAMES H. BURGESS, JOHN ARTHUR PHILPOT, unmarried and GEORGE L. GANT, JR., et ux DORIS F. GANT, being all of the heirs of Frances Philpot Brown HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF LYTTON and wife, LORENE LYTTON

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 Lot No. 32 in the Plan of Montrose Place, as of record in Plan Book 57, page 93, in the Register's Office for said County.

SAID Lot No. 32 fronts 50 feet on the north side of Gilmore Avenue and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Robert S. Brown and wife, Frances Philpot Brown by deed from Clarence A. Brown and wife, Pearl Dillon Brown of record in Book 989, page 336, Register's Office for Davidson County, Tennessee. The said Robert S. Brown having since died being survived by Frances Philpot Brown. The said Frances Philpot Brown having also deceased.

This is unimproved ( ) improved (XX) property, known as 906 Gilmore Avenue, Nashville, Tennessee 37204
(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 our hand s this 27th day of February, 19 78

x Catherine P. Smith & Walton B. Smith - Caroline G. Burgess & James H. Burgess

Virginia P. Watry George L. Gant Jr. & Doris F. Gant

John Arthur Philpot, Executor.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Arthur Philpot, Executor

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 9th day of March, 1978

Commission expires 10/28/78

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

CATHERINE P. SMITH, et al
HEIRS at law of FRANCES PHILPOT BROWN

TO

JEFF LYTTON, et ux

E 54421

IDENTIF. REFERENCE

MAR 13 12 11 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 13 78	CONV	15,000.00			
MAR 13 78	ST TAX		B*	39.00	
MAR 13 78	PR FEE		B*	.50	
MAR 13 78	W DEED		B*	6.00	* 45.50

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STATE OF N. Dak)
COUNTY OF Burleigh)

Personally appeared before me, M.C. Banek, a Notary Public in and for said County and State, the within named Catherine P. Smith and Walton B. Smith the bargainors, 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 Bismarck, N. Dak, this 27 day of Feb, 1978.

M.C. Banek
Notary Public

My Commission Expires:

Notary Public, Burleigh Co., N. Dak.
My Commission Expires Jan. 15, 1980

STATE OF Virginia)
~~COUNTY~~ City OF Hampton)

Personally appeared before me, Joanne M. Gilley, a Notary Public in and for said County and State, the within named Virginia P. Gilley the bargainors, 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 Hampton, Virginia, this 2nd day of March, 1978.

Joanne M. Gilley
Notary Public

My Commission Expires: Sept 78

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, [illegible] a Notary Public in and for said County and State, the within named Caroline G. Burgess and James H. Burgess the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Birmingham, Alabama, this 7th day of March, 1978.

[illegible]
Notary Public

My Commission Expires: 3-30-81

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George D. Gant, Jr. et UX Doris F. Gant the bargainors, 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 9th day of March, 1978.

[illegible]
Notary Public

My Commission Expires: 10/28/78

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.