FILE BOX "7" ALAN SATURN

FORM NO. WD-1

BOOK 5263 PAGE 708

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Feb. 1978.

Notary Public

MY COMMISSION EXPIRES: Dec. Exp.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHNSON & EDWARDS, ATTORNEYS, 600 Stahlman Building, Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Bryant (NAME)	Same (NAME)	MAP 91-15
1911 Hailey Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 140
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	25W-1205

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, R. Jackson Brewer and wife, Frances Ruth Brewer,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY BRYANT and wife, NANCY J. BRYANT

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:

LAND in Davidson County, Tennessee, being the easterly 60 feet of the southerly 150 feet of Block 15 on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for said County.

SAID part of Block No. 15 fronts 60 feet on the northerly side of Dakota Avenue formerly Fourth Avenue, North, and runs back between parallel lines, with the westerly margin of 52nd Avenue, North, formerly 11th Street, 150 feet to an alley.

BEING the same property conveyed to R. Jackson Brewer and wife, Frances Ruth Brewer, by deed from William Don Nix, et ux, Alice Ruth Nix, of record in Book 5189, Page 707, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 5200 Dakota Avenue, Nashville, Tn. 37209
(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 hands this 16th day of March, 1978

R. Jackson Brewer Frances Ruth Brewer

R. JACKSON BREWER FRANCES RUTH BREWER

BOOK 5263 PAGE 709

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R. Jackson Brewer and wife, Frances Ruth Brewer,

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 8th day of Dec., 1978.

Commission expires 2-8-78

James D. Hughes
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
R. Jackson Brewer, et ux

TO
Larry Bryant and wife,

Please record and file in Box "7"
Alan L. Saturn, Attorney

E 5537.5

IDENTIF. REFERENCE

MAR 20 9 40 AM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 20 78	CONV	13,500.00			
MAR 20 78	S'TAX		3*	35.10	
MAR 20 78	PR'FEE		8*	.50	
MAR 20 78	W'DEED		8*	4.00	* 39.60