Attorney Title
21100

BOOK 5264 PAGE 430

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

T. C. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 1978

R. L. Davenport
Notary Public

MY COMMISSION EXPIRES: 5/14/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney 509 Stahlman Bldg. Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. C. Jones & Chas. E. Binkley (NAME)	Same (NAME)	Map 92-5
1711 9th Avenue N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 258
Nashville, Tenn. 37208 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11W-40500

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, JAMES EARL BROWN, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. C. JONES AND CHARLES E. BINKLEY

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 Lot No. 11 and the southerly 10 feet of Lot 10, Block 3, as shown on Plan of Fisk University of record in Book 421, pages 4 and 5, Register's Office for said County.

SAID Lot 11 and part of 10 front together 38 feet on the westerly side of 33rd Avenue North, formerly Killarne Street, and extends back between lines, 150 ft. on the northerly line and 150 ft. more or less, on the southerly line, with the northerly margin of a 20 ft. alley to a dead line on which it measures 56 ft.

BEING the same property conveyed to James Earl Brown amd wife, Mary E. Brown, by deed from V. H. Dixon and wife, Henrie B. Dixon, of record in Book 2492, page 147, Register's Office for Davidson County, Tennessee. The said Mary E. Brown having since died.

This conveyance is made subject to a Deed of Trust executed by James Earl Brown, to Billy C. Donnell, trustee, of record in Book 5044, page 370, said Register's Office, given to secure the original principal sum of $12,578.00 payable to the lawful holder of a note originally payable by James Earl Brown to the order of "Myself". The Grantees herein assume and agrees to pay said indebtedness as it becomes due and payable. The Grantees herein assumes and agree to pay the 1978 Metro property taxes which have been prorated by the parties and the Grantor assigns to the Grantees his escrow account and hazard insurance in connection with the loan assumed presently being held by L. A. Newman and Company.

This is unimproved ( ) improved (X) property, known as 807 33rd Avenue North, Nashville, Tenn.
(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 my hand this 2nd day of March, 1978

X James E. Brown

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 James Earl Brown, a single person

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 2nd day of March 1978.

Commission expires 5/14/78

R. L. Crumpton
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
JAMES EARL BROWN

TO
T. C. JONES AND
CHARLES E. BINKLEY

E 5 5 6 9 1

IDENTIF. REFERENCE

MAR 21 1 15 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 21 78	CONV	18,000.00				
MAR 21 78	S'TAX		B*	46.80		
MAR 21 78	PR'FEE		B*	.50		
MAR 21 78	W'DEED		B*	4.00	*	51.30