This Instrument Prepared By
DAVID B. [illegible]

BOOK 5280 PAGE 244

Ortale, Kelley, Herbert & Crawford
23rd Floor, [illegible]

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-15-77	Charles M. Reed Peggy P. Reed	Mercantile Mortgage Company P. O. Box 14569 St. Louis, Missouri 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
8DA-26214	445 Annex Avenue	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

MAY-3 78	CONV	37,950.00			
MAY-3 78	S'TAX		B*	98.54	
MAY-3 78	PR'FEE		B*	.50	
MAY-3 78	W'DEED		B*	4.00	* 103.04

William Alfred Brown and wife, Judy Walsh Brown

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles M. Reed and wife, Peggy P. Reed

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1129 on the Plan of Charlotte Park Subdivision, Section 14, as of record in Book 3300, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 1129 fronts 81 feet on the westerly side of Annex Avenue and runs back between lines 151.8 feet on the nort herly line and 146 feet on the southerly line to a line in the rear on which it measures 67.83 feet thereon.

Being the same property conveyed to William Alfred Brown and wife, Judy Walsh Brown by deed from C. Turney Stevens and wife, Jeanne M. Stevens, of record in Book 4852, Page 418, said Register's Office.

This conveyance is subject to restrictions of record in Book 3312, Page 100, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 28th day of April, 19 78.

~~William Alfred Brown~~
William Alfred Brown

~~Judy Walsh Brown~~
Judy Walsh Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared the within named William Alfred Brown and wife, Judy Walsh Brown the 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, the 28th day of April, 1978.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,950.00

Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Notary Public

E 62997

WARRANTY DEED

FROM
William Alfred Brown
Judy Walsh Brown

TO
Charles M. Reed
Perry P. Reed

IDENTIF. REFERENCE

MAY 3 10 31 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

Notary Public