This Form furnished by Attorneys Title Company, Inc.

BOOK 5289 PAGE 196

Form No. WD-2

FROM

JOHN L. BROWN AND WIFE, ~~PATRICIA~~ PATTY BROWN

TO

ANDREW SHOOKOFF AND EVA NUZUM

For draftsman's use

This instrument prepared by:

Graham B. Boyce, Attorney
623 Stahlman Building
Nashville, Tn. 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Shookoff (NAME)	Fidelity Federal (NAME)	Map 104-16
2413 Oakland Avenue (STREET ADDRESS OR ROUTE NUMBER)	4th & Union Streets (STREET ADDRESS)	Par 206
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E6697.4

1 IDENTIF. REFERENCE

MAY 23 3 13 PM '78

FILED & RECORDED IN REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 37,200.00 Margaret Roberts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 78

E. Barnes
Notary Public

MY ~~COMMISSION EXPIRES~~: Dep. Reg.

~~(AFFIX SEAL)~~

For and in Consideration of the sum of ($10.00)

Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, a part of which is the assumption of the unpaid balance of a certain note dated January 7, 1977 payable to Fidelity Federal Savings and Loan Association and secured by deed of trust of record in Book 5104, Page 27, Register's Office of Davidson County, Tennessee

We, John L. Brown and wife, ~~Patricia~~ PATTY Brown have bargained and sold, and by these presents do transfer and convey unto the said Andrew Shookoff and Eva Nuzum 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 northerly 50 feet of the easterly 115 feet of Lot No. 169 on the Belmont Land Company's Plan of lots called"Belmont Heights" as of record in Book 421, page 34, said Register's Office.

Said part of said lot no. 169 fronts 50 feet on the west side of Oakland Street and runs back between parallel lines 115 feet to a dead line.

Being the same property conveyed to John L. Brown and wife, ~~Patricia~~ PATTY Brown by deed from Abbott E. Conner and wife, Sue H. Conner of record in Book 5275, Page 751, Register's Office of Davidson County, Tennessee.

MAY23'78	CONV	37,200.00			
MAY23'78	S'TAX		B*	96.72	
MAY23'78	PR'FEE		B*	.50	
MAY23'78	W'DEED		B*	4.00	* 101.22

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This is { unimproved ( ) / improved ( ) } property, known as 2413 Oakland Avenue, Nashville, Tn. 37215
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 herein their heirs and assigns, forever.

And we do covenant with the said grantees herein 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.

And we, John L. Brown and wife, ~~Patricia~~ PATTY Brown 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 herein their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 18 day of APR, 1978

John L. Brown
JOHN L. BROWN

Patty L. Brown
~~PATRICIA~~ BROWN
PATTY L.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James O. Oliver, a Notary Public in and for said County and State, the within named JOHN L. BROWN AND WIFE, ~~PATRICIA~~ PATTY BROWN the bargainor, 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 NASHVILLE, Tennessee, this 18 day of APRIL, 1978.

James O. Oliver, Notary Public.

My Commission Expires May 24, 1980

Commission expires

JAMES O. OLIVER NOTARY PUBLIC

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