Mail BOOK 5293 PAGE 416

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES TYLER, ET UX	SAME	61-16
(NAME) 700 N. DuPont Street	(NAME)	Par 24 Js
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ----------
---------- ($10.00) *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness in the amount of $24,092.15, of record in Book 5078, page 947, Register's Office for Davidson County, Tennessee.

We, KENT BRAND and wife, BECKY BRAND, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said CHARLES TYLER and wife, JOANN TYLER, hereinafter called the GRANTEES

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:
Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being part of Tract No. 3 in the subdivision of the Dr. William Lands, a plan of which is of record in Plan Book 2, page 128, Chancery Court at Nashville, described as follows:
Beginning at a point in the northwesterly margin of Kennedy Avenue, said point being the southeast corner of property conveyed to B. T. Miller, et ux, by deed of record in Book 3373, page 617, Register's Office for said County, thence with Miller's southerly line northwestwardly 280 feet, more or less to a point, being the southwest corner of property conveyed to J. P. Wilson and wife, by deed of record in Book 1788, page 97, said Register's Office; thence southwestwardly 102 feet, more or less, to a point in the northerly boundary line of Monte Vista Subdivision, as recorded in Book 421, page 143, Register's Office for said County; thence with same, southeastwardly 270 feet, more or less, to a point in the northwesterly margin of Kennedy Avenue; thence with same northeastwardly 102 feet, more or less, to the point of beginning.

BEING the same property conveyed to Kent Brand and wife, Becky Brand, by deed from Henry Lee Nicks, a widower, of record in Book 5078, page 947, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 29,881.99

Subscribed and sworn to before me, this the 26 day of May 19 78

Affiant

My commission expires: 12/5/79 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as 4107 Kennedy Avenue, Nashville, Tennessee
(House Number) (Street) P. O. Address City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands *this* 26th *day of* May, 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Kent Brand

Becky Brand

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Kent Brand and wife, Becky Brand

the within named 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 Madison, Tennessee *this* 26 *day of* May, *19* 78

Becky Brand *Notary Public*

Commission Expires 4/25/79

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 .....

WARRANTY DEED

FROM

KENT BRAND, ET UX

TO

CHARLES TYLER, ET UX

JUN-2 78	CONV	29,881.99				
JUN-2 78	S'TAX		B*	77.74		
JUN-2 78	PR'FEE		B*	.50		
JUN-2 78	W'DEED		B*	4.00	*	82.24

E 6 8 8 3 4

IDENTIF. REFERENCE

JUN 2 2 23 PM '78

FELIX Z[illegible] REGISTER
DAV[illegible]

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