BOOK 5296 PAGE 749

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF MAY, 1978

Notary Public

MY COMMISSION EXPIRES: 5-10-1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THELMA BROWN FRITZ (NAME)	Same (NAME)	105-9
1304 Caldwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR. 50
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, CHARLES ALLEN BROWN and WALLACE RICHMOND BROWN, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THELMA BROWN FRITZ, A Widow,

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. 29 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, as of record in Book 161, page 165, Register's Office for said County.

SAID Lot No. 29 fronts 50 feet on the northerly side of Caldwell Avenue, formerly Lawrence Avenue, and runs back between parallel lines 175 feet to an alley.

BEING the same property conveyed to Charles Allen Brown and Wallace Richmond Brown, Jr., by deed from Thelma Brown Fritz, a widow, of record in Book 5229, page 299, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1304 Caldwell Avenue, Nashville, Tennessee 37212
(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 hand s this 10th day of May, 19 78

Charles A. Brown
CHARLES ALLEN BROWN

Wallace R. Brown Jr.
WALLACE RICHMOND BROWN, JR.

BOOK 5296 PAGE 750

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES ALLEN BROWN and WALLACE RICHMOND BROWN, JR.

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 10th day of May, 19 78

Commission expires 5-7-1980

Thomas E Dentler
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
CHARLES ALLEN BROWN and
WALLACE RICHMOND BROWN, JR.

TO
THELMA BROWN FRITZ, A Widow,

E 7.0 3.1.5

IDENTIF. REFERENCE

JUN 9 3 17 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-9 78	CONV	12,000.00			
JUN-9 78	S'TAX		B*	31.20	
JUN-9 78	PR'FEE		B*	.50	
JUN-9 78	W'DEED		B*	4.00	* 35.70