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78-8-23

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Ben E. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 1978

Notary Public

MY COMMISSION EXPIRES: 4/18/82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEN E. BROWN, et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	105-10-151
2032 Elliott Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 964 (STREET ADDRESS)	16W-4105
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (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, THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE, UNDER THE WILL OF GEORGIA MYERS MCKAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN E. BROWN and wife, BETTY BROWN

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:

BEING Lot No. 9 on the Map of the Douglas Place, as of record in Book No. 332, Page 130, Register's Office for said County.

SAID Lot No. 9 fronts 63 feet on the easterly side of Elliott Avenue, formerly Kirkman Avenue, and runs back 180 feet on the south line and 199.5 feet on the north line to an alley and shows 60 feet on said alley.

BEING the same property conveyed to Robt. S. McKay and wife, Georgia M. McKay by deed from J. Vane Overton, and wife, Nancy Elizabeth Overton, of record in Book 597, Page 451, Register's Office for Davidson County, Tennessee. The said Robt. S. McKay having predeceased Georgia M. McKay, and property devised to Third National Bank in Nashville, as Trustee under the Will of Mrs. Georgia Myers McKay of record in Will Book 90, Page 211, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (X) property, known as 2032 Elliott Avenue (House Number) (Street) Nashville, Tennessee 37204 (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 14th day of August, 19 78

THIRD NATIONAL BANK IN NASHVILLE

By: [signature]

Authorized Assistant

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared GEOFFREY C. MITCHELL

~~and~~ _____ with whom I am personally acquainted and who upon (~~his oath~~) acknowledged (~~himself~~) to be the ADMINISTRATIVE ASSISTANT ~~and~~ _____ ~~respectively~~ of the THIRD NATIONAL BANK IN NASHVILLE the within named bargainor, a corporation, and that (he) as such ADMINISTRATIVE ASSISTANT ~~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 GEOFFREY C. MITCHELL as such ADMINISTRATIVE ASSISTANT and ~~executing the same by the said as such~~ _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 14th day of August, 1978

My commission expires 4-7-79

_____
Notary Public

WARRANTY DEED

FROM

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE
UNDER THE WILL OF GEORGIA MYERS MCKAY

TO

BEN E. BROWN et ux

BETTY BROWN

E 8 3 1 7 8

IDENTIF. REFERENCE

AUG 16 2 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 16 78	CONV	25,000.00			
AUG 16 78	S'TAX		B*	65.00	
AUG 16 78	PR'FEE		B*	.50	
AUG 16 78	W'DEED		B*	4.00	* 69.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File Box 4