BOOK 5390 PAGE 476 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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 79

E. Barnes
Notary Public

MY COMMISSION EXPIRES: Dep. Reg

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Edward M. Brown (NAME)	same (NAME)	
6605 Kenwood Dr (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	147-3-48LR
Nashville Tenn 37215 (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, A.B. Ivey and wife, Doris C. Ivey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward M. Brown and wife, Grace V. 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:

Land in the 30th Councilmanic District of Davidson County, Tennessee, being Section 12, of Welshwood Park, as of record in Book 4885, page 64, Register's Office for said County, more particularly described as follows:

BEGINNING at a point in the southerly margin of Welshwood Drive; thence South 16° 54' 04" East, 280.58 feet; South 75' 26' 56" West 100.08 feet; North 16° 54' 04" West 302.81 feet to a point in the southerly margin of Welshwood Drive; thence in a curve along the southerly margin of Welshwood Drive in an easterly direction 103.61 feet.

Being the same property conveyed to A. B. Ivey, by deed from F. Compton Wallace, and wife, Martha Wallace, of record in Book 4948, page 139, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record in Book 4885, page 64, said Register's Office, which shows an Owner's Certificate, a 30 foot minimum building setback line from Welshwood Drive, and a 10 foot easement for public utility and drainage purposes along the rear and east lines of said lot.

unimproved (X)
This is improved ( ) property, known as _____ Welshwood Drive _____
(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 29th day of January, 19 79

A.B. Ivey

Doris C. Ivey

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. B. Ivey and wife, Doris C. Ivey

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 29th day of January 19 79

Commission expires: 7-18-82

Lucia B Russell
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
A. B. IVEY AND WIFE,
DORIS C. IVEY

TO
EDWARD M. BROWN AND WIFE,
GRACE V. BROWN

F. 1.1.8 8 7.

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IDENTIF. REFERENCE

JAN 29 3 46 PM '79

FILLIA T. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN29 79	CONV	25,000.00			
JAN29 79	S'TAX		B*	65.00	
JAN29 79	PR'FEE		B*	.50	
JAN29 79	W'DEED		B*	4.00	* 69.50