3651 06/11 83.50- BAKER

BOOK 5479 PAGE 899

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

C C Augustine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 1979.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C.C.AUGUSTINE & WF.MARGARET (NAME)	OWNER (NAME)	61-11-137
1007 Virginia Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15DZ-4420
Nashville, TN. 37216 (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, MARY ELLEN BROWN SCHENK, CHARLES LEO BROWN, MARGARET ANN BROWN HYDE, THOMAS CARR BROWN, AND JOSEPH BRADSHAW BROWN, III, the heirs-at-law of Mary Eunice BRown HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. C. AUGUSTINE AND WIFE, MARGARET AUGUSTINE

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 35 on the Plan of George Burrus Subdivision of Lot No. 81, Maplewood Home Tract of record in Book 421, page 178, Register's Office for said County.

SAID Lot 35 fronts 100 feet on the northeasterly side of Virginia Street and extends back 235 feet between parallel lines to a dead line in the rear measuring 100 feet thereon.

BEING the same property conveyed to Joseph Bradshaw Brown and wife, Mary Eunice Brown by deed from Lucy O. Campbell and husband, J. A. Campbell, Sr. of record in Book 876, page 142, Register's Office in Davidson County, Tennessee. The said Joseph Bradshaw Brown and Mary Eunice Brown having since died. The said Joseph Bradshaw Brown predeceasing his wife.

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.

unimproved ( )
This is improved (XX) property, known as 1007 Virginia Avenue, Nashville, TN.
(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 hands this 8th day of July, 19 79

Mary Ellen Brown Schenk — Charles Leo Brown — Margaret Ann Brown Hyde

MARY ELLEN BROWN SCHENK — CHARLES LEO BROWN — MARGARET ANN BROWN HYDE

Thomas Carr Brown — Joseph Bradshaw Brown III

THOMAS CARR BROWN — JOSEPH BRADSHAW BROWN, III

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 Mary Ellen Brown Schenk, Margaret Ann Brown Hyde, Thomas Carr Brown and Joseph Bradshaw Brown, III

the 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 Nashville, Tennessee, this 8TH. day of July, 1979

Commission expires 6/7/80

Notary Public

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Leo Brown, the bargainor, with whom I ~~am personally acquainted~~ PROVED IDENTITY, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Santa Ana, California, on this the 31ST day of July, 1979.

OFFICIAL SEAL
BILLY R. WOLFE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JUL 9, 1982

Notary Public

Commission Expires: 7/9/82

WARRANTY DEED

FROM

MARY ELLEN BROWN SCHENK, ET AL.

TO

C. C. AUGUSTINE ET UX

F 45349

IDENTIF. REFERENCE

AUG 10 8 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Feb Rec'd

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			28500.00- CO	
			74.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.60-
3031	A08/10/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 45349

IDENTIF. REFERENCE

AUG 10 8 34 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 703569