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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Pace Properties, Inc.	SAME	Map 83-5
(NAME) 3708 Andrew Rd	(NAME)	Parcel 209
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37217	(STREET ADDRESS)	
(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 W. Brown and wife, Sue Ann Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pace Properties, Inc., a Tennessee corporation

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. 15 on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, as of record in Book 332, page 73, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the westerly side of North 12th Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Charles W. Brown, by deed from Martha Frances Brown, a widow, of record in Book 5511, page 159, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the lien for 1980 Metropolitan taxes.

unimproved ( )
This is improved (X) property, known as 802 North 12th Street, Nashville, Tenn. 37219
(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, successors, assigns 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 this 23rd day of May, 19 80

Charles W. Brown

Sue Ann Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, Betty R. Powers, a Notary Public in and for said County and State, the within named Charles W. Brown and wife, Sue Ann Brown, 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 23rd day of May, 1980

Commission Expires: 4-22-84

Betty R. Powers
Notary Public

STATE OF)
COUNTY OF)

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 purpose 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 _____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

Charles W. Brown and wife,

Sue Ann Brown

TO

Pace Properties, Inc., a

Tennessee corporation

F. 9. I. 4 8 6

IDENTIF. REFERENCE

MAY 30 3 55 PM '80

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Felix

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 32,500.00.

Jerry Pace

Subscribed and sworn to before me this 23 day of May, 1980

My Commission Expires: 4-22-84

Betty R. Powers
Notary Public

STATE OF TENN. GRANTOR'S ST. TAX

1694

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

32500.00- CO
84.50 CO TX
.50 PRFEE
6.00 MISC
CHECK 91.00-
1694A05/30/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 1 4 8 6

T
IDENTIF. REFERENCE

MAY 30 3 55 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 762280