BOOK 5656 PAGE 678

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23882.27

Teresa F. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 19 80.

Notary Public

MY COMMISSION EXPIRES: 4/22/84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 1208 Fidelity Federal Building Nashville, TN. 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa F. Brooks (NAME)	Marsh Associates, Inc. (NAME)	71-16-355
1314 North 5th Street (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 4329 (STREET ADDRESS)	12DA-43816
Nashville, TN. 37208 (CITY) (STATE) (P. O. ZIP)	Charlotte, North Carolina 28204 (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, Hawthorne Reed, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa F. Brooks

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. 12 on the Plan of Tom Joy Subdivision, as of record in Book 3600, page 47, Register's Office for said County.

SAID Lot No. 12 fronts 57.00 feet on the westerly side of North 5th Street and extends back between lines 178.2 feet on the northerly line and 173.6 feet on the southerly line, to a line in the rear on which it measures 76.80 feet.

BEING the same property conveyed to Hawthorne Reed by deed from Charles H. Jolly, Jr. and wife, Maxine P. Jolly of record in Book 4650, page 164 and by Decree of the Sixth Circuit Court for Davidson County, Tennessee of record in Book 5620, page 698, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 3763, page 136 Register's Office for said County; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

As part of the above consideration, the Grantee herein assume and agree to pay the unpaid balance owing on a certain note in the original principal amount of $ 15,600.00 payable to the order of Mortgage Associates, Inc. and secured by a deed of trust of record in Book 4650, Page 166, Register's Office for Davidson County, Tennessee. Said note having been assigned to Marsh Associates, Inc. by instrument not of record.

This is unimproved ( ) improved (X) property, known as 1314 North 5th Street (House Number) (Street) Nashville, Tennessee 37208 (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 25th day of September, 19 80

Hawthorne Reed
Hawthorne Reed

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of September, 1980.

Commission expires 4/22/84

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

Hawthorne Reed

TO

Teresa F. Brooks

G 0 9 8 3 4

IDENTIF. REFERENCE

SEP 26 3 18 PM '80

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR 93CA5656 PAGE 680 _____

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

23807.27- CO
62.14 CO TX
.50 PRFEE
6.00 WDEED
CHECK 68.64-
4651A09/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

609834

IDENTIFICATION

SEP 26 3 18 PM '80

No. 782620