BOOK 5717 PAGE 513

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Form No. WD-1

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Walter G. Knestrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 19 81

Thomas D. Gupton
Notary Public

MY COMMISSION EXPIRES: July 24th, 1984
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter G. Knestrick (NAME)	Same (NAME)	93-8-31
2617 Sandrewave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash Tenn. 37211 (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, ROBERT A. BROWN and wife, EMILY W. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER G. KNESTRICK

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 part of Lot No. 8 on the plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described according to a survey made by E. L. Miller, Jr. & Co., February 23, 1967, as follows:

BEGINNING at an iron pin on the easterly margin of South 6th Street at the northwest corner of the property conveyed to Electric Power Board of the City of Nashville, of record in Book 2594, page 61, said Register's Office; thence with the easterly margin of said Street, N 29° W 215.5 feet to an iron pin in the southerly margin of Crutcher Street, as shown on said survey; thence with same, N 61° 38' E 114 feet to an iron pin in an old fence and tree row in the western boundary line of the Callis property; thence with same, S 29° 34' E 217.1 feet to an iron pin in concrete at the northeast corner of the said Electric Power Board property; thence with their northern boundary line, S 62° 27' W 116.36 feet to the beginning.

BEING the same property conveyed to Robert A. Brown and wife, Emily W. Brown by deed from Nelson Baird and wife, Grace B. Baird, of record in Book 4396, page 760, and to Robert A. Brown by deed from Norman W. Ginsberg and wife, of record in Book 4335, page 361, Register's Office for Davidson County, Tennessee.

unimproved (XX
This is improved ( ) property, known as _____ (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 4th day of March, 1981

ROBERT A. BROWN

EMILY W. BROWN

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 Robert A. Brown and wife, Emily W. 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 4th day of March 19 81

Commission expires July 24, 1984

July 24, 1984
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

Robert A. Brown and wife,

Emily W. Brown

TO

Walter G. Knestrick

G 31839

IDENTIF. REFERENCE

MAR 5 8 34 AM '81

FELIX A. ... II REGISTER
DAVIDSON COUNTY, TENN.

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

03/05 53.30- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			18000.00- CO	
			46.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 53.30-	
3008A03/05/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G31839

IDENTIF. T REFERENCE

MAR 5 8 34 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 809779