File 41

Form No. WD-1

BOOK 5731 PAGE 481

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 9,500.00

Joseph S. Scales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 1981

Dorothy A. Wilson
Notary Public

MY COMMISSION EXPIRES: 7-21-84

(AFFIX SEAL)

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

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 |
|---|---|---|
| Joseph S. Scales (NAME) | Same (NAME) | 92-6-329 |
| 755 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37207 (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 FRIEL BROWN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & J DEVELOPMENT COMPANY, a Partnership composed of Joseph S. Scales and Jimmie N. Scales

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 part of Lot No. 66 on the Map of L. C. Thuss's Subdivision of the Barrow Lands, of record in Book 547, page 102, Register's Office for said County.

BEGINNING on the southerly margin of Booker Street at the northeasterly corner of the property conveyed to the State of Tennessee in Book 4120, page 329, said Register's Office; thence with State of Tennessee line S 22° 06' 53" W 27.37 feet; thence with the line between Lots Nos. 65 and 66 southerly 210.33 feet to an alley; thence easterly 42.1 feet to another alley; thence with said alley northerly 234 feet to the southerly margin of Booker Street; thence with the same westerly 25.13 feet thereon.

BEING part of the same property conveyed to Mary Friel Brown by deed from James A. O'Hara, District Director of Internal Revenue, of record in Book 3882, page 109, Register's Office for Davidson County, Tennessee.

This is unimproved (  ) improved (XX) property, known as 2905 Booker Street, Nashville, Tennessee
(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 my hand this 8th day of April, 1981

X Mary Friel Brown
MARY FRIEL BROWN

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Friel Brown

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of April 1981

Commission expires 7-21-84

Dorothy A. Wilson
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
Mary Friel Brown

TO
J & J Development Company,
a Partnership

G. 36939

IDENTIF. REFERENCE

APR 10 2 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

9627 04/15 31.80 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 |
|---|---|---|---|---|
| | | | | |

9500.00- CO
24.70 CO TX
.50 PRFE
6.00 WDEED
CHECK 31.20-
9627A04/10/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 9 3 9

T IDENTIF. REFERENCE

APR 10 2 07 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816144