File: Metropolitan Federal #81-048-2

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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
James A. Brown (NAME)	Metropolitan Federal Savings and Loan (NAME)	BM-9480
4441 East Brookfield (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue, North (STREET ADDRESS)	Map & Parcel
Nashville, TN. 37205 (CITY) (STATE) (ZIP CODE)	Nashville, TN. 37219 (CITY) (STATE) (ZIP CODE)	130-13-41

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100---------- DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, I, Ella Sykes Nelson, now Benz, and husband, W. H. Benz

have bargained and sold, and by these presents do transfer and convey unto the said James A. Brown and wife, Rachel B. Brown

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 11 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, Register's Office, Davidson County, Tennessee.

SAID Lot No. 11 fronts 240 feet on the westerly side of Brookfield Drive and runs back 189 feet on the northerly line and 299.7 feet on the southerly line to a dead line in the rear, on which it measures 183.5 feet.

BEING the same property conveyed to William Nelson, II and wife, Ella Sykes Nelson, by deed from B. E. Woodard, Trustee, of record in Book 1641, page 161, Register's Office, Davidson County, Tennessee, the said William Nelson, II having conveyed his interest in said property to Ella Sykes Nelson, by deed of record in Book 3950, page 184, said Register's Office.

This conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

Ella Sykes Nelson and Ella Sykes Benz is one and the same person.

This is (unimproved ( ) improved (XX) property, known as 4441 East Brookfield (House Number) (Street), Nashville (City or Town), TN. 37205 (Zip Code)

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.

Whenever 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 16th day of June, 19 81

Ella Sykes Nelson Benz

W.H. Benz

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ella Sykes Nelson Benz and husband, W. H. Benz

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, this 16th day of June, 19 81.

My commission expires 10-15-83 Notary Public George W. Gutton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 240,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Brown

Sworn to and subscribed before me this 17th day of June, 19 81.

My commission expires 10-15-83 Notary Public Heather Pratt

This instrument was prepared by:
Truman S. Wrenne, Atty., 344 4th Avenue, North, Nashville, TN. 37219
Name Address

1765 06/17 630.50- CHECK

WARRANTY DEED

FROM ELLA SYKES NELSON BENZ AND HUSBAND, W.H. BENZ

TO JAMES A BROWN, ET UX

G 46676

IDENTIF. REFERENCE

JUN 17 3 45 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
414 4th Avenue North
NASHVILLE, TENNESSEE 37219

GEO. L. WADDEY & SON, INC.
406 American Trust Building
Nashville, Tennessee 37201

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

240[illegible].00- CO
624.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 630.50-
1765AC6/17/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34667G

T
IDENTIF. REFERENCE

JUN 17 3 45 PM '81

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 827849