5018 07/06 104.70- CHECK

FORM NO. WD-1

BOOK 5766 PAGE 84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,800.00

William Charles Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 1981.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM CHARLES BROWN (NAME)	same (NAME)	19W-18720
942 Maxwell Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-8-343
Nashville, Tennessee 37206 (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, BOBBY SELLERS and wife, JACKIE SELLERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM CHARLES BROWN, unmarried,

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. 20 on the plan of House and Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton and Seymour's Addition to Edgefield, of record in Book 57, page 137, Register's Office for said County.

SAID Lot No. 20 fronts 50 feet on the southerly margin of Maxwell Avenue, formerly Maxwell Street, and extends back between parallel lines, 175 feet to an alley.

BEING the same property conveyed to Bobby Sellers and wife, Jackie Sellers, by deed from David V. Shupe and wife, Tana F. Shupe, of record in Book 5652, page 641, Register's Office for Davidson County.

64935

T
IDENTIF. REFERENCE

Jul 6 1 57 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

This is improved (XX) unimproved ( ) property, known as 942 Maxwell Avenue - Nashville, Tennessee 37206
(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 hand s this 2nd day of July, 19 81

Bobby Sellers
BOBBY SELLERS

Jackie Sellers
JACKIE SELLERS

STATE OF TENNESSEE
Davidson County

BOOK 5766 PAGE 85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bobby Sellers and Jackie Sellers

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 2nd day of July 19 87

Commission expires 1-18-82

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

BOBBY SELLERS and wife, JACKIE SELLERS

TO

WILLIAM CHARLES BROWN, unmarried

RETURN TO:
(iw)

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5766 PAGE 86

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
			0760.00- CO	
			58.28 CO TX	
			.50 PRFEE	
			6.00 MISC	
			[illegible]	1064.78-
			[illegible]	.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 9 3 5 3

T
IDENTIF. REFERENCE

JUL 6 1 57 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 830991