Prepared by:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Road, Suite 221
Nashville, Tennessee 37215

WARRANTY DEED

BOOK 5926 PAGE 469

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Carl Brown	Same	Map 93-10
(NAME)	(NAME)	
501 8th Avenue South		Parcels 42 and
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Grantee, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RONALD M. BROWN and wife, MARGARET K. BROWN, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

CARL BROWN, hereinafter called Grantee,

his ~~XXXXXX~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit: TRACT NO. 1: Being the northerly 40 feet of the southerly 111 feet of Block "D" on the Plan of Palmer Place, as of record in Book 57, page 117, Register's Office for said County. Said part of Block "D" fronts 40 feet on the westerly side of 8th Avenue South, formerly Spruce Street, as widened, and runs back 107.5 feet on the southerly line and 107.49 feet, more or less, on the northerly line, to an alley, measuring 40 feet thereon. Being the same property conveyed to Ronald M. Brown and wife, Margaret K. Brown, by deed from George Cole Motor Company, of record in Book 5501, page 579, Register's Office for Davidson County, Tennessee.
TRACT NO. 2: Being the northerly sixty (60) feet of Block "D" on the Plan of Palmer Place, of record in Book 57, page 117, said Register's Office. Beginning at the southwest corner of the intersection of Eighth Avenue South (formerly Spruce Street) and Lea Avenue, being the northeast corner of said Block "D"; thence with the westerly margin of said Eighth Avenue South, southerly sixty (60) feet to the northeast corner of a five (5) foot strip of land conveyed by K. C. Palmer to Mrs. Love Silverstein, by deed of record in Book 443, page 288, said Register's Office; thence westwardly with the northerly line of this five (5) foot strip of land one hundred eight (108) feet eight (8) inches, more or less, to the easterly margin of an alley; thence with the easterly margin of said alley, northerly sixty (60) feet to the southerly margin of Lea Avenue; thence with the said margin of said avenue, easterly one hundred eight (108) feet eight (8) inches, more or less, to the beginning. Being the same property conveyed to Ronald M. Brown and wife, Margaret K. Brown, by deed from George Cole Motor Company, of record in Book 5501, page 579, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,200.85

Subscribed and sworn to before me, this the 21ST day of July, 19 82

My commission expires: Jan 22, 1984 (Affix Seal)

Affiant: Carl Brown

Notary Public: Milton W Smith

This is improved ( ) unimproved (X) property, known as 501 8th Avenue South (House Number) (Street), Nashville (P. O. Address: City or Town), Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Grantee, his

~~XXXXXXX~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his

~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 21ST *day of* July, 19 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald M Brown
RONALD M. BROWN

Margaret K Brown
MARGARET K. BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Ronald M. Brown and wife, Margaret K. Brown

*the within named 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 21ST *day of* July *, 19* 82

Commission expires Jan 22, 1984 *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.*

Witness my hand and seal, at office in *this* *day of* *, 19* *.*

Notary Public

Commission expires *

WARRANTY DEED

FROM
RONALD M. BROWN and wife,
MARGARET K. BROWN

TO
CARL BROWN

Return to:

Compliments of

Colonial Title Company

4301 Hillsboro Road, Suite 221
NASHVILLE, TENNESSEE 37215

MAIL ENV.

AUG 19 8 41 AM '82
FELIX Z. HILSON, JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

H 0 4 8 3 4

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

RECEIVED OF _____

FOR BOOK 5926 PAGE 471

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50200.85- CO	
			130.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	137.02-
4268A08/19/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 4834

IDENTIF. REFERENCE

AUG 19 8 42 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 897594