FILE BOX 3

This instrument was prepared by: Edward Seddon, Attorney
295 Plus Park Boulevard, Suite J
Nashville, Tennessee 37217

Mail Tax Statements To:

Address of New Owner: BOOK 5936 PAGE 545

OWNER

Gilmore Bronaugh, Jr.
3300 Moorewood Drive
Nashville, Tennessee 37207

MAP-PARCEL NUMBERS
Map 92-3
Parcel 27
2W-23716

Irene S. P. Francis

PROPERTY ADDRESS:
1822 Jefferson Street
Nashville, TN 37208

TO: CASH WARRANTY DEED

Gilmore Bronaugh, Jr.

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Irene S. P. Francis, a single person, as Grantor has bargained and sold and does transfer and convey unto the Grantee Gilmore Bronaugh, Jr. in fee simple absolute, his heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

BEING the westerly half of Lot No. 2 and the easterly half of Lot No. 3 on the plan of John L. Brown's Subdivision in North Nashville, as of record in Book 21, Page 136, Register's Office for Davidson County, Tennessee.
Said parts of Lots Nos. 2 and 3 front together 50 feet on the northerly side of Jefferson Street and runs back between parallel lines 195 feet, more or less, to an alley.

BEING the same property conveyed to Irene S. P. Francis by deed of record in Book 4066, Page 454, Register's Office for said County.

Included but specifically excluded from the above conveyance is a conveyance to the State of Tennessee for the use and benefit of the Department of Highways of record in Book 4181, Page 538, Register's Office for said County, to which reference is hereby made for a more detailed and complete description.
This conveyance is subject to a Perpetual Easement to the State of Tennessee of record in Book 4181, Page 536, Register's Office said County.
TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantee, Gilmore Bronaugh, Jr., in fee simple absolute, his heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate; that she has a good and lawful right to convey the same; that it is unencumbered, unless otherwise herein set out; and that she will forever warrant and defend the title against all claims and persons whomsoever.

POSSESSION will be given

THE 1982 TAXES are to be pro-rated between the parties.

THE GRANTOR makes OATH that the fair, cash market value of the real estate herein conveyed is $15,500.00.

IN WITNESS WHEREOF, the Grantor has hereunto affixed her signature on this the 10th day of September, 1982.

Irene S. P. Francis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene S. P. Francis, a single person, the within named 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 seal of office on this the 10th day of September, 1982.

(SEAL)

Notary Public

My Commission Expires: 1-22-84

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,500.00.

FELIX Z. WRENSON II REGISTER
DAVIDSON COUNTY, TN
SEP 13 2 44 PM '82
IDENTIFICATION REFERENCE
H 0 8 1 8 5

Affiant

Subscribed and sworn to before me this the 10th day of September, 1982.

Notary Public

My Commission Expires: 1-22-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5936 PAGE 547

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

15000.00- CO
40.80 CO TX
.50 PRFEE
6.00 WDEED
CHECK 46.80-
6475AU5/13/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 8 1 8 5

IDENTIF. REFERENCE

SEP 13 2 44 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924663