7354 09/04 [illegible]

File 37

PREPARED BY BOULT, CUMMINGS,
CONNERS & BERRY
222 THIRD AVENUE, NORTH
P. O. BOX 198062
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clyde L. Brown and wife, ~~G. Helen Brown~~	Same	Map 117-1
708 Lynnbrook Road (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	Parcel 102
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Field Book No. 7DA 7155

FOR AND IN CONSIDERATION of the sum of TEN BOOK 6374 PAGE 154 *Dollars,*

We, First American National Bank of Nashville, Co-Executor and Trustee, and Joseph G. Cummings, Co-Executor, under the Will of Evelyn L. Price, Deceased,

have this day bargained and sold, and do hereby transfer and convey unto the said Clyde L. Brown and wife, Grace Helen Brown *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Lot No. 6 on the Plan of Colonial Estates, not of record, described according to a survey made by W.W. Turner Co., Engineers, August 17, 1948, as follows:

Beginning at an iron pin in the easterly margin of Lynnbrook Road at the corner of Lots Nos. 5 and 6, being the northeast corner of property conveyed to Chrystine A. Wilson by deed from Russell of record in Book 3372, page 490, R.O.D.C.T.; thence with the line between said two lots and the northerly line of the Wilson property North 85° 64' East 510 feet to an iron pin in the west line of Lot No. 2; thence along the line between Lot No. 6 and Lots Nos. 1 and 2 North 4° West 200 feet to an iron pin at the corner of Lots Nos. 6 and 7, being the southeast corner of the property conveyed to J. Fred Hathcock, Jr. by deed of record in Book 1638, page 285, R.O.D.C.T.; thence with the line between said two lots and Hathcock's southerly line South 85° 42' West 484.5 feet to an iron pin in the easterly margin of Lynnbrook Road; thence with said road South 3° 15' West 200 feet to the beginning.

Together with an easement appurtenant thereto as set out in the deed from the C.B. Ragland Company to Hill and wife, of record in Book 1684, page 573, R.O.D.C.T. which reads in part: "There is reserved across the above described property an easement for an opening of a drain pipe in the present stone retaining wall on the north line of Lot No. 5 which is 110 feet, more or less, from the northwest corner of said lot, and also an easement for an 8 inch buried clay pipe drain beginning in the north line of said Lot No. 5, 125 feet, more or less, from the northwest corner thereof, and extending in a southeasterly direction about 200 feet.

BEING the same property conveyed to Mrs. Evelyn L. Price by installment deed from Sarah Park Seward, a widow, of record in Book 3615, page 178, Register's Office for Davidson County, Tennessee.

The said Evelyn L. Price being now deceased, the property was devised to First American National Bank of Nashville and Joseph G. Cummings, Co-Executors of the Estate of Evelyn L. Price, with full power to sell, through the Will of Evelyn L. Price, #75008, of record in Will Book 47, page 882, Probate Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $235,000.00

Subscribed and sworn to before me, this the 4th day of September 19 84

Affiant

My commission expires: 4-26-86
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 708 Lynnbrook Road, Nashville, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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. except for 1984 taxes.
The covenants of warranty do not apply to the easement described above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 21st *day of* August *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE
Co-Executor and Trustee

By: Keith Harry

Title: Vice President

Joseph G. Cummings, Co-Executor

under the Will of Evelyn L. Price, deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Anita Appleton, *a Notary Public in and for said County and State, the within named* Joseph G. Cummings, Co-Executor under the Will of Evelyn L. Price, deceased

(or proved to me on the basis of satisfactory evidence) *the bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 21st *day of* August, *19* 84.

Anita Appleton *Notary Public*

Commission Expires Oct 19 1986.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

.....

.....

the bargainor, with whom I am personally acquainted, and who acknowledged that ..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Belinda Daskett, *a Notary Public of the State and County aforesaid, personally appeared* Ruth D. Perry (or proved to me on the basis of satisfactory evidence), *with whom I am personally acquainted, and who, upon oath, acknowledged* (him) *self to be* Vice President of the First American National Bank of Nashville, Co-Executor and Trustee under the Will of Evelyn L. Price, deceased, *the within named bargainor, a corporation, and that* she *as such* Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* her *self as* Vice President.

Witness my hand and seal, at office in Nashville Tennessee, *this* 24th *day of* August, *19* 84.

Belinda Daskett *Notary Public*

Commission Expires My Commission Expires OCT. 19, 1986.

I 47435

IDENTIF. REFERENCE

SEP 4 3 57 PM '84

REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6374 PAGE 157

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

235000.00- CAMT.
611.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 620.50-
7654A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 4 3 5

IDENTIF. REFERENCE

SEP 4 3 57 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0066267