WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		5D 27555
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and 00/100 - - - - - - - - - - - - - - - - (\$10.00) - - - - - *DOLLARS*

and other good and valuable considerations, cash in hand paid to the undersigned, Hermitage Homes, Inc., a Tennessee corporation, by Electra W. Brown, Jr., and wife, Carolyn Brown, receipt of which is hereby acknowledged, and the further consideration of the assumption by the grantees herein named of a certain note in the amount of \$9,000.00, executed by Hermitage Homes, Inc., payable to Fidelity Federal Savings & Loan Association, Nashville, Tennessee, secured by a deed of trust of record in Book , page , Register's Office for Davidson County, Tennessee, Hermitage Homes, Inc. has

xhxxx *bargained and sold, and by these presents do transfer and convey unto the said* Electra W. Brown, Jr. and wife, Carolyn Brown, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a tract marked "Reserved for Commercial" on the Plan of Goodrich Heights, as of record in Book 2663, page 60 and amended in Book 3577, page 252, Register's Office for said County, more particularly described as follows:

Beginning at a point in the westerly margin of Raywood Lane, the common front corner of Lot No. 50 and said Reserved Tract; thence with the line between said lots southwestwardly 48.5 feet to a concrete monument; thence the following course and distances: north 27° 58' west 76.5 feet to a concrete monument; thence north 41° 27' west 73.4 feet to a concrete mon ment; thence north 52° 29' west 143.4 feet to a concrete monument; north 16° 07' west 63.7 feet to a concrete monument in the southerly right-of-way of Tusculum Road; thence with the margin of said road eastwardly 220.60 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve southeastwardly 39.27 feet to a concrete monument in the westerly margin of Raywood Lane; thence with the margin of said Lane southwardly 240.04 feet to the beginning.

Being part of the property conveyed to Hermitage Homes, Inc. by deed from N. T. Ledbetter and wife, Ferollee McPherson Ledbetter, of record in Book 2747, page 493, Register's Office for said County.

Said conveyance is expressly subject to the following:

1. By instrument of record in Book 3577, page 252, Register's Office for Davidson County, Tennessee, the Plan of Goodrich Heights, of record in Plan Book 2663, page 60, Register's Office for Davidson County, Tennessee, was amended by changing the classification of a lot situated on the southwest corner of Tusculum Road and Raywood Lane from "Reserved for Commercial" to residential, and establishing a 100-foot setback line from Tusculum Road and 30 feet setback line from Raywood Lane.

2. Setback lines as above; 10 foot public utility easement along the south line; 3.0 x 15 foot anchor easement located on the west margin of Raywood Drive 118 feet north of the southeast corner.

This is unimproved / improved ( ) property, known as .... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Electra W. Brown, Jr. and wife, Carolyn Brown, their *heirs and assigns, forever.*

And Hermitage Homes, Inc. does ~~xxx~~ *covenant with the said* Electra W. Brown, Jr. and wife, Carolyn Brown, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as hereinabove set forth.

And Hermitage Homes, Inc. does *do further covenant and bind* itself, its successors and assigns, ~~xxxxxxxxxxxxxxxxx~~ *to warrant and forever defend the title to the said land to the said* Electra W. Brown, Jr. and wife, Carolyn Brown, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 14th *day of* July, *19*64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HERMITAGE HOMES, INC.

By Robert T. Coleman
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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, Mrs Maxine King *, a Notary Public of the State and County aforesaid, personally appeared* Robert T. Coleman *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Hermitage Homes, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee
this 14th *day of* July *, 19* 64.

Mrs Maxine King
Notary Public

My Commission Expires Aug. 1, 1966
Commission Expires.....

MAXINE KING NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOOK 3800 PAGE 534

STATE TAX $ 16.95
PROBATE .50
TOTAL $ 17.45

AUG 12 1964
PAID AUG 12 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

HERMITAGE HOMES, INC.

TO

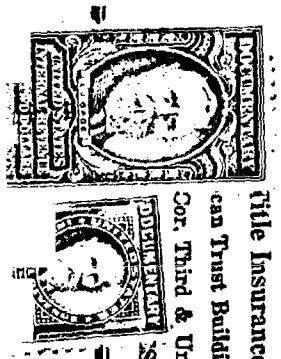
ELECTRA W. BROWN, JR.

and wife, CAROLYN BROWN

45666

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

AUG 12 3 04 PM 64
NOTE 109 PG 693
RECORDING FEE 2.00
DEP. REG. 2



Compliments of

Guaranty Title Company

A Division of

Title Insurance Company

can Trust Building

Cor. Third & Union

SSER

Mail to 3610 Nolensville Rd.