Map 42-3
Par. 24 M.C.

WARRANTY DEED — MADISON TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Earl Robert Brawner, Sr.
ADDRESS: 920 Woods Lake Drive, Madison, Tennessee

For and in Consideration of the sum of Ten and No/100----------
----------($10.00)----------DOLLARS
cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable considerations, and for the further consideration that the grantees herein take, assume and agree to pay a loan at Collateral Investment Company of Birmingham, Alabama, the balance of which is, as of October, 1964, $11,306.15, which the grantees herein do assume and agree to pay as a part of the purchase price for the property hereinafter described, therefore,

We, John E. Baker, et ux, Murdnal A. Baker,
have bargained and sold, and by these presents do transfer and convey unto the said
Earl Robert Brawner, Sr., et ux, Regina Martens Brawner, 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. 24 on the Map of Primrose Acres Subdivision, as of record in Book 2663, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 90 feet on the southerly side of Woods Lake Drive and runs back 174.1 feet on the west line and 170.5 feet on the east line to a dead line, measuring 107 feet thereon.

Being the same property as conveyed to John E. Baker, et ux, Murdnal A. Baker, by Warranty Deed from Wright and Sadler, Inc., a Tennessee Corporation, as of record in Book 2962, page 279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

(The above property is improved and known as 920 Woods Lake Drive, Madison, Tennessee.)

[redacted]

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Earl Robert Brawner, Sr., et ux, Regina Martens Brawner, their heirs and assigns, forever.

And we do covenant with the said Earl Robert Brawner, Sr., et ux, Regina Martens Brawner 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.

And we, John E. Baker, et ux, Murdnal A. Baker, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Earl Robert Brawner, Sr., et ux, Regina Martens Brawner, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 17th day of September, 1964

X John E. Baker

X Murdnal A. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James T. Hill, a Notary Public in and for said County and State, the within named John E. Baker, et ux, Murdnal A. Baker

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 Madison, Tennessee, this 17th day of September, 1965.

James T. Hill Notary Public

Commission Expires Apr 26, 1966

STATE OF _____
County of _____

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

the bargainor ____, with whom I am personally acquainted, and who acknowledges 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

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) as such _____ and _____ (they), 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

STATE TAX $ 16.96
PROBATE .50
TOTAL $ 17.46

SEP 25 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 25 1964

WARRANTY DEED

FROM

John E. Baker, et ux,

Murdnal A. Baker

TO

Earl Robert Brawner, Sr., et ux;
Regina Martens Brawner

51863

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 25 11 41 AM '64

NOTED BOOK 110 PAGE 114
RECORDING FEE 2.00
DEP. REG. 2

DOCUMENTARY
55 CENTS 55

Madison Title Company
MADISON, TENNESSEE

James H. Hill, atty., 626 Gallatin Rd.,
Madison, Tenn. 895-5535