BOOK 4411 PAGE 813

This instrument prepared by: [illegible] Building Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Phillip S. Day, Jr., et ux (NAME)	United Mortgagee Servicing Corp. (NAME)	10D-42350
206 Cude Lane (STREET ADDRESS OR ROUTE NUMBER)	444 James Robertson Parkway (STREET ADDRESS)	Map 34-6
Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	Par. 14

FOR AND IN CONSIDERATION of the sum of ----------$10.00----------

----------TEN AND NO/100----------Dollars,

Cash in hand paid and other good and valuable considerations.

We, Joe E. Brown and wife, Frances W. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said Phillip S. Day, Jr. and wife, Glenda W. Day, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Shepherd Hills, Section II, as of record in Book 2900, page 12, Register's Office for said County, and described as follows:

BEGINNING at a point in the west margin of Cude Lane at the corner of Lots Nos. 37 and 38; thence with the line between said lots, westerly 338.5 feet to a point; thence southeasterly 194.1 feet to a corner of Lot No. 39; thence with the line between Lots Nos. 38 and 39; easterly 210 feet to the westerly margin of Cude Lane; thence with the margin of the same, northerly 145 feet to the point of beginning.

BEING the same property conveyed to Joe E. Brown and wife, Frances W. Brown, by deed from Jack Williams and wife, of record in Book 2930, page 207, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ ~~21,000.00~~

Subscribed and sworn to before me, this the 9th day of April 19 70

My commission expires Oct. 30, 1973 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 206 Cude Lane (House Number) (Street) Madison, Tennessee 37115 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Phillip S. Day, Jr., and wife, Glenda W. Day 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.

We further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said real estate to said Phillip S. Day, Jr., and wife, Glenda W. Day their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 9th day of April, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe E. Brown

Frances W. Brown

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, William L. Brooks, *a Notary Public in and for said County and State,* Joe E. Brown and wife, Frances W. 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* 9th *day of* April, *19*70.

William L Brooks
Notary Public

Commission expires Oct. 30, 1973

WILLIAM L. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

APR 20 70	CONV	20,750.00			
APR 20 70	S'TAX		A*	53.82	
APR 20 70	PR'FEE		A*	.50	
APR 20 70	W'DEED		A*	3.00	* 57.32

WARRANTY DEED

FROM Joe E. Brown et ux

TO Phillip S. Day, Jr., et ux

A 74847

IDENTIFICATION REFERENCE

APR 20 8 38 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE