WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Melvin Ray Brown, etux	1st & Mid-South Mortgage Co.	8DA 42772
(NAME)	(NAME)	Map 102-4
6509 Mercomatic Court	410 Union Street	Par. 166
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) - *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a Deed of Trust, payable to First and Mid-South Mortgage Company, of record in Book 4191, page 353, Register's Office for Davidson County, Tennessee, and the escrow account of said loan being hereby transferred to the said grantees,

JERRY W. LANDERS, JR. and wife, PHYLLIS F. LANDERS,

have this day bargained and sold, and do hereby transfer and convey unto the said

MELVIN RAY BROWN and wife, THERESA BURNS BROWN,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 791 on the Plan of Charlotte Park Subdivision, Section 22, of record in Book 3700, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 791 fronts 76 feet on the northwesterly side of Mercomatic Court and runs back 132.7 feet on its northeasterly line and 139.9 feet on its southwesterly line to a line at the rear measuring 76.3 feet thereon.

Being the same property conveyed to Jerry W. Landers, Jr. and wife, Phyllis F. Landers, by deed from Alvin W. Terrell & Son, Inc., of record in Book 4191, page 351, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 17,950.00

Subscribed and sworn to before me, this the 12th day of May 1970

Melvin Ray Brown
Affiant

My commission expires: 4-30-73 (Affix Seal)

Gail Pigg
Notary Public

This unimproved ( ) / improved (X) property, known as 6509 Mercomatic Court, 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 belonging to the said

MELVIN RAY BROWN and wife, THERESA BURNS BROWN,

(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 as hereinabove stated.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

MELVIN RAY BROWN and wife, THERESA BURNS BROWN, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 12th *day of* May, 19 70 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry W. Landers, Jr.
Jerry W. Landers, Jr.

Phyllis F. Landers
Phyllis F. Landers

This Deed Prepared By: Gail P. Pigg, Attorney at Law
1115 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GAIL PIGG, *a Notary Public in and for said County and State,* Jerry W. Landers, Jr., and wife, Phyllis F. Landers, *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 12th *day of* May, *19*70

Gail Pigg
Notary Public

Commission expires 4-30-73

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 .....

WARRANTY DEED

FROM

JERRY W. LANDERS, JR., ETUX

TO

MELVIN RAY BROWN and wife,

THERESA BURNS BROWN

MAY 14 70	CONV	17,950.00				
MAY 14 70	S'TAX		A*	46.54		
MAY 14 70	PRFEE		A*	.50		
MAY 14 70	W'DEED		A*	3.00	*	50.04

A 77490

IDENTIF. REFERENCE

MAY 14 3 39 PM '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

Return to: Gail Pigg,
Attorney at Law