FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,588.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 71.

Notary Public

MY COMMISSION EXPIRES: May Regular

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 112 Stahlman Building, Nashville, Tenn.
NAME ADDRESS
from information furnished by the parties

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Brown (NAME)	First & Mid-South Mtg. Co. (NAME)	Map 96-16
748 Fitzpatrick Road (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par 53
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BENSON K. MERRITT AND WIFE, BONNIE R. MERRITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES O. BROWN AND WIFE, IDA M. BROWN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 52 on the Plan of Hickory Bend Subdivision, Section 5, of record in Book 3600, page 45, Register's Office for said County, to which reference is here made for a more complete and accurate description thereof.

BEING the same property conveyed to Benson K. Merritt by deed from Thurman Home Building Corporation, a Tennessee corporation, of record in Book 4327, page 867, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First and Mid-South Mortgage Company of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 748 Fitzpatrick Road, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand S this 14th day of June, 1971

Benson K. Merritt
BENSON K. MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENSON K. MERRITT AND WIFE, BONNIE R. MERRITT

the bargainors, 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 4th day of June 1971

Commission expires 3/3/73

Notary Public

STATE OF TENNESSEE
Davidson 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) (they) as such _____ and _____, 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

WARRANTY DEED

FROM
BENSON K. MERRITT ET UX

TO
JAMES O. BROWN ET UX

B 19344

IDENTIF. REFERENCE

JUN 17 11 59 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN 17	CONV	21,588.00			
JUN 17	S TAX		A*	56.16	
JUN 17	PNTEE		A*	.50	
JUN 17	W DEED		A*	3.00	* 59.66