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This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
119-12-92	Mr/Mrs Ronald O. Brown same as below	First Federal Savings & Loan Fourth & Union Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 5304
6DA-33691	732 Carlyle Place	PROPERTY IS [x] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated December 4, 1969, in the original principal sum of $11,950.00, payable to First Federal Savings & Loan Association, in monthly installments of $83.65, including interest as set forth in said note, and being secured by a deed of trust executed by Thomas E. Stratton and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4384, page 741,

THOMAS E. STRATTON and wife, NELLIE STRATTON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto RONALD O. BROWN and wife, LINDA J. BROWN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 89 on the Plan of Battlewood, Section I, as of record in Book 1835, page 31.

Said Lot fronts 167.30 feet on the north side of Carlyle Place and extends back 172.41 feet on the east line and 140.42 feet on the westerly line, to a dead line and measures 75 feet thereon.

Being the same property conveyed to Thomas E. Stratton and wife, Nellie Stratton, by deed from John H. Wallace and wife, Annie Ruth Wallace, as of record in Book 4384, page 739.

This conveyance is made subject to restrictions of record in Book 1494, page 513 and in Book 1911, page 67.

AUG-9[illegible]	CONV	13,550.00			
AUG-9[illegible]	S'TAX		A*	35.10	
AUG-9[illegible]	PR'FEE		A*	.50	
AUG-9[illegible]	M'DEED		A*	4.00	* 39.60

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above and 1971 taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of July, 1971.

Nellie Stratton
Nellie Stratton

Thomas E. Stratton
Thomas E. Stratton

4527

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas E. Stratton and wife, Nellie Stratton 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 Nashville, Tennessee, this, the 29th day of July, 1971.

My commission expires: July 23, 1974.

Notary Public

STATE OF KENTUCKY
COUNTY OF Anderson

Before me, Julian Burdurlastett, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas E. Stratton and wife, Nellie Stratton, 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 , Kentucky, this, the 31 day of July, 1971.

My commission expires: My Commission Expires June 24, 1974

Julian Burdurlastett
Notary Public Anderson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$13,550.00

Ronald O. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1971

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL)

Reau E. Folk
Notary Public

WARRANTY DEED
REF: mas

FROM
THOMAS E. STRATTON ANDWIFE

TO
RONALD O. BROWN AND WIFE

B 26087

IDENTIF. REFERENCE

AUG 9 3 01 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

Reau E. Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public in and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who upon oath acknowledged to be the and , respectively, of , a corporation, the bargainor, and that , as such and , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at , Tennessee, this, the day of , 19 .

My commission expires:

Notary Public