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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,900.00.

James Larry Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 1972.

Notary Public

MY COMMISSION EXPIRES: 12-12-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attorneys, 112 Stahlman Bldg., Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Larry Brown (NAME)	Guaranty Mortgage Company (NAME)	5D08114
304 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	133-16-148 5D08155
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	133-16-149

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, STANLEY M. MIYABARA AND WIFE, SCHARLYNE R. MIYABARA AND ELSIE ECKART, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES LARRY BROWN AND WIFE, SHARON A. 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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of the Resubdivision of Lots Nos. 11 and 12 on the plan of Greenwood Hills, Section One, of record in Book 3106, page 37; said resubdivision being of record in Book 4470, page 26, all in the Register's Office for said County.

SAID Lot No. 12 fronts 83.00 feet on the northerly margin of Paragon Mills Road and extends back 205.00 feet on the easterly line and 131.71 feet on the westerly line to a broken line in the rear, measuring 119.44 feet thereon.

BEING the same property conveyed to Stanley M. Miyabara and wife, Scharlyne R. Miyabara by deed from Elsie Eckart,a widow, of record in Book 3875, page 668, as to that portion of said property which lies within the boundaries of Lot No. 12 on the plan of Greenwood Hills, Section One, of record in Book 3106, page 37, and Elsie Eckart by deed from Anselm Eckart of record in Book 3250, page 525, as to the remainder, all in the REgister's Office for Davidson County, Tennessee.

unimproved (x) This is improved ( ) property, known as 304 Paragon Mills 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 15th day of May 1972.

Stanley M. Miyabara
Stanley M. Miyabara

Elsie Eckart
Elsie Eckart

Scharlyne R. Miyabara
Scharlyne R. Miyabara

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley M. Miyabara and wife, Scharlyne R. Miyabara and Elsie Eckart

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 15th day of May 19 72

Commission expires 12-12-72

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
STANLEY M. MIYABARA ET AL.

TO
JAMES LARRY BROWN ET UX

B 59516

IDENTIF. REFERENCE

MAY 16 11 39 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY16	CONV	21,900.00			
MAY16	STAX		A*	56.94	
MAY16	PRFEE		A*	.50	
MAY16	WDEED		A*	4.00	* 61344

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201