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

WARRANTY DEED

TTC-228697

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-16-206	Mr/Mrs Kenneth R. Pettitt same as below	First & Mid-South Mortgage Co. 410 Union Street Nashville, Tennessee 37219
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 645348
6D-36760	457 Manley Drive	PROPERTY IS ☒ 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 August 25, 1967, in the original principal sum of $22,700.00, payable to Mid-South Mortgage Company, in monthly installments of $136.20each, including interest at the rate of 6% per annum, beginning October 1, 1967, balance due September 1, 1997, and being secured by a deed of trust executed by Gene Rush Martin and wife, to Franklin G. Clark, Trustee, of record in Book 4167, page 229,

JAMES THEODORE BROWN and wife, MARGARET L. BROWN hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KENNETH RAY PETTITT and wife, NANCY HELEN PETTITT

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. 1046 on the plan of Brentwood Hall, Section 14, as of record in Book 2663, page 129, described as follows:

Beginning at the southwesterly margin of Cochran Drive at the corner of Lots 1046 and 1047; thence with the margin of said Drive, northwesterly 98 feet; thence around a curve in a westerly direction 39.3 feet to a point in the southeasterly margin of Manley Drive; thence with the margin of the same, southwesterly 126 feet to a corner of Lots 1045 and 1046; thence with the line between said lots, southeasterly 133 feet to a point in the line of Lot 1047; thence with the line between said lots 1046 and 1047, northeasterly 170 feet to the point of beginning.

Being the same property conveyed to James Theodore Brown and wife, Margaret L. Brown by deed from Gene Rush Martin and wife, of record in Book 4535, page 219.

This conveyance is made subject to restrictions of record in Book 2396, page 523 and in Book 2905, page 287.

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.

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 26th day of October, 1972.

Margaret L. Brown

Margaret L. Brown

James T. Brown

James Theodore Brown

James Theodore Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4651 PAGE 441

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named James Theodore Brown the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of October, 1972.

Mary Ann Selley
Notary Public

My commission expires: July 23, 1974

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

Before me, D. Virginia LeClear, a Notary Public in and for the State and County aforesaid, personally appeared the within named Margaret L. Brown the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the 27 day of October, 1972.

D. Virginia LeClear
Notary Public

My commission expires: February 18, 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:
$ 28,585.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1972

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

Mary Ann Selley
Notary Public

B 82348

WARRANTY DEED
REF/VS

FROM
JAMES THEODORE BROWN AND WIFE

TO
KENNETH RAY PETTITT AND WIFE

T.
IDENTIF. REFERENCE

NOV 1 9 44 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To:
REALE E. FOLK, JR., ATTY
5224 Clay Farm Ave,
Nashville, Tennessee, 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

NOV-1 ~~2~~ CONV 28,585.65
NOV-1 ~~2~~ STAX A* 74.36
NOV-1 ~~2~~ PRFEE A* .50
NOV-1 ~~2~~ DEED A* 4.00 * ~~78.86~~

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