ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings	
(NAME)	(NAME) Union at Fourth	75-4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	163
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00
TEN AND 00/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, we;

DEC 13	CONV	27,900.00			
DEC 13 S TAX			A*	72.54	
DEC 13 PR FEE			A*	.50	
DEC 13	W DEED		A*	4.00	* 77.04

BEN MERRITT AND WIFE, BONNIE R. MERRITT

have bargained and sold, and by these presents do transfer and convey unto the said
Robert S. Brown and wife, Wanda H. Brown

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 413 on the Plan of Tulip Grove, Section 6, as of record in Book 4460, page 19, Register's Office for said County.

Said lot fronts 118.95 feet on the easterly margin of Augusta Drive and runs back 135 feet on the northerly line and 152.4 feet on the southerly line to a dead line in the rear on which it measures 70.25 feet.

Being part of the property conveyed to Ben Merritt and wife, Bonnie R. Merritt, by deed from John A. Hubbard, Trustee, of record in Book 4611, page 816, said Register's Office.

This conveyance is subject to recorded restrictions, easements and set-back lines applicable to said property.

unimproved ( )
This is improved (X) property, known as 521 Augusta Drive, Hermitage, Tennessee 37076
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 12 day of DECEMBER, 19 72.

Ben Merritt
BEN MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT

BOOK 4664 PAGE 187

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Merritt and wife, Bonnie R. Merritt

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 12 day of DECEMBER, 19 72.

My commission expires 4-30-75 Notary Public George F Purnell

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of property (whichever is greater) is $ 27,900.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert S. Brown

Sworn to and subscribed before me this 12 day of DEC, 19 72.

My commission expires APR 23 1973 Notary Public

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY & HOLMAN Address

First Federal Building

Nashville, Tennessee 37219

27,900.00

WARRANTY DEED

FROM BEN MERRITT AND WIFE,

TO BONNIE R. MERRITT

ROBERT S. BROWN AND WIFE,

WANDA H. BROWN

3 87656

IDENTIF. REFERENCE

DEC 13 2 46 PM '72

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219