BOOK 4686 PAGE 468

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,850.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1973

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 372
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Andrew Brown,Sr. (NAME)	Mortgage Associates, Inc. (NAME)	4D-43170
707 Cleves Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	44-15
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	57

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, James R. Luffman et ux June C. Luffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Andrew Brown, Sr. et ux Janice Ann 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. 42 on the Plan of Section "A", Village of Old Hickory, as of record in Book 1424, Page 68, Register's Office, Davidson County, Tennessee.

SAID Lot No. 42 fronts 55 feet on the east side of Cleves Street, and runs back between parallel lines, 85 feet to a dead line.

BEING the same property conveyed to James R. Luffman et ux June C. Luffman by deed from John N. Galloway, et ux Patricia A. Galloway of record in Book 4116, Page 456, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to the restrictions of record in Book 1677, Page 287, aforesaid Register's Office.

unimproved ( ) This is improved (X) property, known as 707 Cleves Street, Old Hickory, Tennessee 37138
(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 21st day of February, 1973

James R. Luffman

June C. Luffman

STATE OF TENNESSEE
Davidson County

BOOK 4686 PAGE 469

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named James R. Luffman et ux June C. Luffman

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 21st day of February, 1973

Commission expires 5/10/75

Notary Public

W. K. Georgas, Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

JAMES R. LUFFMAN ET UX

TO

JUNE C. LUFFMAN

GEORGE ANDREW BROWN, SR. ETUX

JANICE ANN BROWN

B 9 7 1 4 1

IDENTIF. REFERENCE

MAR 6 10 24 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-73	CONV		14,850.00		
MAR-73	S'TAX		A*	38.48	
MAR-73	PR'FEE		A*	.50	
MAR-73	W'DEED		A*	4.00	* 42.98

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219