This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 4713 PAGE 994

NAME AND ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Brown	Fidelity Federal S. & L. Assn.	Map 136-7
178 Timber Ridge Drive (NAME)	401 Union Street (NAME)	Parcel 46
Nashville Tenn. 37217 (STREET ADDRESS OR ROUTE NUMBER) (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (STREET ADDRESS) (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ($10.00)----------

TEN AND NO/100---------- *Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated and filed June 4, 1971, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4508, page 108, and note of even date thereby secured, in the original principal amount of $35,300.00 payable to Fidelity Federal Savings & Loan Association of Nashville, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Hector Eugene Wade, Jr. and wife, under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, HECTOR EUGENE WADE, JR. AND WIFE, VIRGINIA Y. WADE,
have this day bargained and sold, and do hereby transfer and convey unto the said

CHARLES DANIEL BROWN AND WIFE, LINDA TALLENT BROWN, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot 78 on the Plan of Priest Lake Park, Section II, as of record in Book 4175, pages 56,57,58, Register's Office for said County, to which plan reference is hereby made for complete description.

Being the same property conveyed to Hector Eugene Wade, Jr., and wife, Virginia Y. Wade by deed from Randall Phillips, Trustee of record in Book 4508, page 106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictions of record in Book 4317, page 17: and easements, setback lines, conditions of owners certificate, etc., as shown on plan of record in Book 4175, pages 56,57,58, R.O.D.C., Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,900.00

Subscribed and sworn to before me, this the 1 day of June 1973

Affiant Hector Eugene Wade Jr.

My commission expires: 5-16-76 (Affix Seal)

Notary Public John R. Vaughn

This is improved (X) unimproved ( ) property, known as ..... (House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Charles Daniel Brown and wife, Linda Tallent Brown, their *(successors),*
heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*
Charles Daniel Brown and wife, Linda Tallent Brown, their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 1st day of June, 19 73 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hector Eugene Wade Jr.
HECTOR EUGENE WADE, JR.

Virginia Y. Wade
VIRGINIA Y. WADE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, John R. Parker, Jr. a Notary Public in and for said County and State, Hector Eugene Wade and wife, Virginia Y. Wade the within named 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 this 1 day of June, 19 73

Commission expires 5-16-76

John R Parker
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____of the _____, the within named bargainor, a corporation, and that _____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____ this _____day of _____, 19_____.

Commission expires _____ _____Notary Public

WARRANTY DEED

FROM

Hector Eugene Wade, Jr., and wife,

TO

Charles Daniel Brown, and wife,

JUN-4 73 CONV 39,900.00
JUN-4 73 S TAX A* 103.74
JUN-4 73 PR FEE A* .50
JUN-4 73 W DEED A* 4.00 * 108.24

C 0 9 5 2 2

IDENTIF. REFERENCE

JUN 4 3 20 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 250-2050
NASHVILLE, TENNESSEE