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

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Bernard J. Brown and wife Norma J. Brown Lot 174-Kennett Road Brandywine Farms Subdivision Old Hickory, Tennessee (CITY) (STATE) (ZIP)	Fidelity Federal Savings & Loan Association 226 Third Avenue North (STREET ADDRESS) Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	54-14 76 pw

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) Dollars, cash in hand paid by Bernard J. Brown and wife Norma J. Brown, the receipt of which is hereby acknowledged, and other good and valuable consideration, CUSTOM QUALITY HOMES, INC.----------

/

has bargained and sold, and does hereby transfer and convey unto the said Bernard J. Brown and wife Norma J. Brown, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:,

Land in said County, being Lot 174 on the Plan of Brandywine Farms in Section VIII, as of record in Book 4460, page 10, R.O.D.C., Tennessee.

Said lot fronts 135.0 feet on the westerly margin of Kennett Road and extends back 341.1 feet on the northerly line and 353.7 feet on the southerly line to a line in the rear on which it measures 96.5 feet thereon.

Being property conveyed to Custom Quality Homes, Inc. by deed from Benjamin C. Armistead, of record in Book 4619, page 74, R.O.D.C., Tennessee.

This conveyance is made subject to restrictions of record in Book 4498, page 976, R.O.D.C., Tennessee; easements setback lines & conditions of owner's certificate, etc. of record in plan Book 4460, page 10, R.O.D.C., Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $68,500.00

Subscribed and sworn to before me, this the 21st day of January 19 74

Affiant

My commission expires ~~my Commission~~ Expires JULY 29, 1974 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as Lot 174-Brandywine Farms Subdivision, Section VIII-Old Hickory, Tenn. (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 Bernard J. Brown and wife Norma J. Brown their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Bernard J. Brown and wife Norma J. Brown, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 21st day of January, 19 74 the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CUSTOM QUALITY HOMES, INC.

Gaylon G. Faulkner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert W. Thurman, Jr. *a Notary Public of the State and County aforesaid, personally appeared* Gaylon G. Faulkner, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* the President *of the* Custom Quality Homes, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* president

Witness my hand and seal, at office in Nashville, Tennessee *this* 21st *day of* January, *19*74

Robert W. Thurman
Notary Public

My Commission Expires JULY 29, 1974

Commission expires

JAN22 CONV 68,500.00
JAN22 STAX A* 178.10
JAN22 PRFEE A* .50
JAN22 WDEED A* 4.00 * 182.60

021148-7

WARRANTY DEED

FROM
CUSTOM QUALITY HOMES, INC.

TO
BERNARD J. BROWN ET UX
NORMA J. BROWN

039421

IDENTIF. REFERENCE

JAN 22 3 01 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE