BOOK 4787 PAGE 161 PREPARED BY: Almany Realtors
Primrose Center
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Melvin D. :Ulrich, et ux.	1st & Mid-South Mtge Co.	MAP 43-12
(NAME) 149 Rio Vista Drive	(NAME) P. O. Box 2568	Par. 18
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn 37115	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 Ten and 00/100---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged.

Roy K. Brawner and wife, Brenda H. Brawner

have this day bargained and sold, and do hereby transfer and convey unto the said Melvin D. Ulrich, and wife Mary E. Ulrich their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 16 on the subdivision of parts of Tracts 6,7, and 8, of the Anderson Estates, a plan of which estates, is of record in Book 1835, page 121, Register's Office for said County.

SAID Lot No. 16 fronts 100 feet on the westerly side of Rio Vista Drive and runs back between parallel lines 400 feet.

BEING the same property conveyed to Ted M. Stamps and wife, Irene H. Stamps by deed from John W. Anderson and wife, Clara W. Anderson, of record in Book 2277, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record in Book 1835, page 121, said Register's office which shows an owners certificate, a 50-foot minimum building setback line from Rio Vista Drive and a 10-foot easement for public utility purposes along the rear line of said lot, restrictive covenants contained in instrument of record in Book 1181, page 337, and Book 1224, page 86, said Register's Office. BEING the same property conveyed to Roy K. Brawner, et ux, from Ted M. Stamps, et ux of record in Book 4528, Page 783, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 19,486.10

Subscribed and sworn to before me, this the 6th day of February 19 74

Affiant Mrs Melvin D. Ulrich

My commission expires: March 3, 1974 (Affix Seal) Notary Public Marvin M. Almany

This is improved (X) unimproved ( ) property, known as 149 Rio Vista Drive, Madison, Tennessee 37115 (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 Roy K. Brawner, and wife, Brenda H. Brawner their *(successors), heirs and assigns forever.* they *covenant that* they *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* Melvin D. Ulrich, and wife Mary E. Ulrich *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 6th *day of* February, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roy K. Brawner

Brenda H. Brawner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Almany, *a Notary Public in and for said County and State,* Roy K. Brawner and wife Brenda H. Brawner, *the within named 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 Madison, *this* 6th *day of* February, *19*74

Marvin M. Almany *Notary Public*

Commission expires 3-3-74

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*.....

.....*Notary Public*

Commission expires .....

FEB11'74	CONV	19,486.10			
FEB11'74	S'TAX		A*	50.70	
FEB11'74	PR'FEE		A*	.50	
FEB11'74	W'DEED		A*	4.00	* 55.20

WARRANTY DEED

FROM Roy K. Brawner

TO Melvin D. Ulrich

MAIL TO:
Almany Realtors
Primrose Center
Madison, Tenn 37115

C 4 1 4 3 7

IDENTIF. REFERENCE

FEB 11 8 22 AM '74

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 250-2656
NASHVILLE, TENNESSEE