Prepared By _____

BOOK 4795 PAGE 723

WARRANTY DEED — SUMNER COUNTY TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 162-6

SEND TAX NOTICES TO: The Lomas & Nettleton Company

ADDRESS: P. O. Box 964, Virginia Beach, Virginia 23451

For and in Consideration of the sum of ----------TEN AND NO/100 ($10.00)----------

DOLLARS

cash in hand paid by John Rodger McLean and wife, Patricia Joyce McLean, hereinafter called the Grantees, and other good and valuable considerations, including the assumption by Grantees of the unpaid principal balance of a first mortgage loan to Richard O. Linsert, Trustee, of record in Book 4571, page 777, Register's Office for Davidson County, Tennessee; and said-Grantees agree to pay the installment due April 1, 1974 and all subsequent installments;

MAR 13	CONV	21,800.75			
MAR 13	S TAX		A*	56.68	
MAR 13	PR FEE		A*	.50	
MAR 13	W DEED		A*	6.00	* 63.18

We, Vernon Brown and wife, Jo Ann Brown,

have bargained and sold, and by these presents do transfer and convey unto the said John Rodger McLean and wife, Patricia Joyce McLean,

their heirs and assigns/[illegible], a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 14, Fair Oaks Subdivision, Section One, as of record in Book 4175, page 43, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Vernon Brown and wife, Jo Ann Brown, by deed from Jones Homes, Inc., of record in Book 4571, page 775, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 4289, page 198, and in Book 4475, page 864, Register's Office for Davidson County, Tennessee, and to such set-back lines and easements as appear of record,

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $21,800.25 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

John Rodger McLean
Affiant

Subscribed and sworn to before me this the 11th day of March, 19 74.

Elizabeth D. Thomson
Notary Public or Register

My Commission Expires November 13, 1974

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Rodger McLean and wife, Patricia Joyce McLean, their ~~successors and assigns~~ heirs and assigns, forever.

And we covenant with the said John Rodger McLean and wife, Patricia Joyce McLean, 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., except as hereinabove set out, and taxes for 1974 which are assumed by the Grantees herein.

FOR VALUE RECEIVED, we transfer and assign all our right, title and interest in and to the escrow account in connection with the loan to the Grantees herein.

And we, Vernon Brown and wife, Jo Ann Brown, do further covenant and bind ourselves, our ~~successors and assigns~~ heirs and representatives, to warrant and forever defend the title to the said land to the said John Rodger McLean and wife, Patricia Joyce McLean, their ~~successors~~ heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 29 day of January, 19 74.

x Vernon Brown

x Jo Ann Brown

STATE OF TENNESSEE

Davidson County.

Personally appeared before me, W. P. Lovett, a Notary Public in and for said County and State, the within named Vernon Brown and wife, Jo Ann Brown,

the 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, Tennessee, this 9th day of January, 19 74.

W. P. Lovett, Notary Public

Commission Expires Aug. 11, 1975

STATE OF _____

County of _____

Personally appeared before me, _____, Notary Public in and for said County and State, the within named _____

the bargainor__, with whom I am personally acquainted, and who acknowledges that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE

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

IDENTIF. REFERENCE
MAR 13 10 25 AM '74
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.