Prepared By : A. M. Griffin, Jr., Atty.
Nashville, Tennessee

BOOK 4813 PAGE 735

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr/Mrs. Larry E. Brown	Guaranty Mortgage Company	84-8
(NAME)	(NAME)	
3005 Windemere Circle	First American Center	Field Book No.
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37238	3D-69195 106 Pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN ($10.00)---------- *Dollars,*

and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

I, ELLEN A. SPICER, a widow,

have this day bargained and sold, and do hereby transfer and convey unto ~~XXXXX~~ LARRY E. BROWN AND WIFE, CONSTANCE M. BROWN, their ~~(XXXXX)~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 142 on the plan of Lincoya Hills, Section 5, as of record in Book 2330, page 35, Register's Office for said County.

Being the same property conveyed to Ellen A. Spicer, a widow, as by deed from Arthur Jones, Jr. and wife, as of record in Book 4359, page 946, Register's Office for said County.

This conveyance is made subject to Restrictions filed for record in Book 2435, page 99, and amended by instrument filed for record August 23,1955 in Book 2445, page 547, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 29,000.00

Subscribed and sworn to before me, this the 6th day of May 1974

Affiant

My commission expires: May 25, 1975 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 3005 Windemere Circle; Nashville, Tennessee 37214
(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 LARRY E. BROWN AND WIFE, CONSTANCE M. BROWN, their ~~(XXXXX)~~, *heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except for 1974 taxes, which have been prorated and assumed by the Buyers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* LARRY E. BROWN AND WIFE, CONSTANCE M. BROWN, their ~~(XXXXXX)~~ *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 6th *day of* May, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ellen A. Spicer
Ellen A. Spicer

BOOK 4813 PAGE 736

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me Helen D. Scott, a Notary Public in and for said County and State, Ellen A. Spicer, a widow

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 19 74.

Helen D. Scott
Notary Public

Commission expires May 25, 1975

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.....

MAY-9 74	CONV	29,000.00				
MAY-9 74 S'TAX			A*	75.40		
MAY-9 74 PR'FEE			A*	.50		
MAY-9 74	W'DEED		A*	4.00	*	79.90

WARRANTY DEED

FROM

Ellen A. Spicer, a widow

TO

Larry E. Brown, et ux

C 5 3 5 1 1

IDENTIF. REFERENCE

MAY 9 11 58 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Return to: M. L. Scott
Cumberland Mortgage Co.
Suite 1 Crossings Blvd.
Hendersonville, Tenn.
37075