| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Garry J. Brown | Mortgage Associates, Inc. | 03D-60426 |
| (NAME) 2916 Lyncrest Drive | (NAME) B.O. Box 28146 | 96-14 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37214 | (STREET ADDRESS) Atlanta, GA. 30328 | 121 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

**For and in consideration of the sum of** Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which ~~-DOLLARS~~

is the assumption of one certain deed of trust dated May 25, 1971, and filed for record June 1, 1971, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 4506, Page 361, and note of even date thereby secured, in the original principal amount of Seventeen Thousand Five Hundred Dollars ($17,500.00), payable to Mortgage Associates, Inc., which debt the grantees herein assume and agree to pay as part payment of the purchase price. The grantees further hereby assume the obligations of grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, Daniel W. McEachern and wife Jo Ann McEachern, herein sometimes called the grantors, **have bargained and sold, and by these presents do transfer and convey unto the said** Garry J. Brown and wife Cindy J. Brown

**the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, described as follows:** GSB JMC

Being Lot No. 777 on the Map of Cloverhill, Section 9, as of record in Book 2331, page 44, Register's Office for Davidson County, Tennessee.

Said Lot 777 fronts 70 feet on the northerly side of Lyncrest Drive, and runs back 190.4 feet on the west line and 207.7 feet on the east line to a dead line in the rear, measuring 77 feet thereon.

Being the same property conveyed to Daniel W. McEachern et ux by deed from Harry Elliott Williams et ux, of record in Book 4506, page 359, Registers Office of Davidson County, Tennessee.

| | | | | | |
|---|---|---|---|---|---|
| JUN20'74 | CONV | 21,500.00 | | | |
| JUN20'74 | S'TAX | | A* | 55.90 | |
| JUN20'74 | PR'FEE | | A* | .50 | |
| JUN20'74 | W'DEED | | A* | 4.00 | |
| JUN20'74 | MISC | | A* | .40 | * 60.80 |

unimproved ( )
**This is improved (x) property, known as** 2916 Lyncrest Drive, Nashville, Tennessee 37214
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.**

**Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

**Witness our hands this** 10th **day of** June, 1974.

Daniel W. McEachern

Daniel W. McEachern

Jo Ann McEachern

Jo Ann McEachern

BOOK 1826 PAGE 830

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Suzanne R. Johnston, a Notary Public in and for said County and State, the within named Daniel W. McEachern

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1974.

My commission expires 7-26-76 Notary Public Suzanne R. Johnston

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Suzanne R. Johnston, a Notary Public in and for said County and State, the within named Jo Ann McEachern

the 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 20th day of June, 1974.

My commission expires 7-26-76 Notary Public Suzanne R. Johnston

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

x Gary J. Brown

Sworn to and subscribed before me
this 20th day of June, 1974.

My commission expires 7-26-76 Notary Public Suzanne R. Johnston

This instrument was prepared by:

Suzanne R. Johnston, attorney 807 Woodland Dr. Lebanon, Tenn.
Name Address

WARRANTY DEED

FROM Daniel W. McEachern etux Jo Ann

TO Gary J. Brown etux Cindy J.

C 59607

IDENTIF. REFERENCE T

JUN 20 9 34 AM

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219