WARRANTY DEED

Chicago Title G-224053

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Brewer et ux (NAME:)	First Federal Savings & Loan Assn. (NAME:)	41-11
1309 Bellshire Drive (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North (STREET ADDRESS)	18
Nashville, Tenn. 37207 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	12D-39355

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

cash in hand paid by the Grantees, William E. Brewer and wife, Bonnie L. Brewer, the receipt of which is hereby acknowledged by the Grantors, Richard E. Holt and wife, Phyllis E. Holt, and for further consideration the Grantees hereby agree to pay and do assume the payment of a certain promissory note made by Earl S. Cantrell and wife, Linda C. Cantrell, to First Federal Savings & Loan Association, dated August 22, 1966, in the original principal sum of $15,700.00, the present unpaid balance of which is approximately $13,864.95, and which is secured by a deed of trust recorded in Book 4049, page 815, Register's Office of Davidson County, Tennessee, and do further agree to pay and do assume the payment of a certain promissory note made by the Grantors to Earl C. Shacklett, Jr., dated July 29, 1971, in the original principal sum of $6,370.28, the present unpaid balance of which is approximately $6,170.00, and which is secured by a deed of trust recorded in Book 4526, page 33, Register's Office of Davidson County, Tennessee, we, RICHARD E. HOLT and wife, PHYLLIS E. HOLT,

have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM E. BREWER and wife, BONNIE L. BREWER, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Bellshire Estates, Section B, as of record in Book 2331, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 462 fronts 195 feet on the southeasterly side of Cheshire Drive and extends back 179.9 feet on the northeasterly line and 222.6 feet on the southwesterly line to a dead line which measures 212.9 feet thereon.

Being the same property conveyed to Richard Ewing Holt and wife, Phyllis Elaine Holt, by decree of the Probate Court of Davidson County, Tennessee, No. 55756, and recorded in Book 4521, page 119, Register's Office for Davidson County, Tennessee; and by decree of the Probate Court of Davidson County (derivation clause continued over) This conveyance is made subject to the following: the two deeds of trust hereinabove set forth; restrictive covenants of record in Book 2542, page 415, Register's Office for Davidson County, Tennessee; easements and setback lines as shown on the plan of record in Book 2331, page 129, Register's Office of Davidson County, Tennessee; and 1974 Davidson County real estate taxes which are a lien, and which have been prorated between the parties and will be paid by the Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 27,900.00

Subscribed and sworn to before me, this the 11 day of June 19 74

William Brewer
Affiant

My commission expires: 5-20-78
(Affix Seal)

Notary Public

(derivation clause continued from reverse): Tennessee, Rule No. 55780, which is being recorded contemporaneously with this instrument.

All right, title and interest of the Grantors in the escrow account at First Federal Savings & Loan Association is hereby transfered and conveyed to the Grantees.

unimproved ( ) This is improved (X) property, known as 1309 Bellshire Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM E. BREWER and wife, BONNIE L. BREWER, their *heirs and assigns, forever.*

And we *do covenant with the said* WILLIAM E. BREWER and wife, BONNIE L. BREWER *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 forth.

And we, RICHARD E. HOLT and wife, PHYLLIS E. HOLT, *do further covenant and bind* ourselves, ourt *heirs and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM E. BREWER and wife, BONNIE L. BREWER, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 11th *day of* JUNE, *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.*

x Richard E. Holt

x Phyllis E. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, MARVIN M. ALMANY, a Notary Public in and for said County and State, the within named RICHARD E. HOLT and wife, PHYLLIS E. HOLT,

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 day of June, 19 74.

Marvin M Almany, Notary Public.

Commission Expires May 20, 1978

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

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

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged 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 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.....

This instrument was prepared by:
Stephen L. Edwards
Attorney at Law
806 Nashville Bank & Trust Bldg.
Nashville, Tennessee 37201

BOOK 4826 PAGE 899

WARRANTY DEED

FROM

RICHARD E. HOLT and wife,
PHYLLIS E. HOLT, Grantors

TO

WILLIAM E. BREWER and wife,
BONNIE L. BREWER, Grantees

RETURN TO:

Almany Realtors
Primrose Center Gallatin Rd.
Madison, Tenn 37115

C 59636

IDENTIF. REFERENCE

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

JUN 20 10 47 AM '74
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JUN 20 74	CONV	27,900.00			
JUN 20 74 S'TAX			A*	72.54	
JUN 20 74 PR'FEE			A*	.50	
JUN 20 74	W'DEED		A*	8.00	* 81.04