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This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 21,975.00

Walker Sales
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August, 19 74

Notary Public

MY COMMISSION EXPIRES: Nov. 19, 1975

(AFFIX SEAL)

Harlan Martin

THIS INSTRUMENT WAS PREPARED BY
MARTIN AND ANNAM, Attorneys at Law, 699 West Main, Hendersonville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Walker Sales (NAME)	Lomas & Nettleton Company (NAME)	59-11
3853 Woodward Drive (STREET ADDRESS OR ROUTE NUMBER)	2300 Pacific Avenue (STREET ADDRESS)	Par. 118
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lee T. Brown and wife, Patricia Ann Brown,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walker Sales and wife, Barbara J. Sales,

HEREINAFTER CALLED THE GRANTEES, 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. 407, on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for said County.

Said Lot No. 407 fronts 79.43 feet on the westerly side of Woodward Drive and extends back 121.7 feet on the northerly line and 135.0 feet on the southerly line to a dead line in the rear, measuring 65.4 feet thereon.

Being the same property conveyed to Lee T. Brown and wife, PatriciaA.Brown, by deed from Hillsboro Homes, Inc., dated August 1, 1969, filed for record in Book 4355, Page 494, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, setback lines and easements of record.

All of our right, title and interest in and to escrow account and any hazard insurance in effect is hereby conveyed.

GRANTEES FURTHER AGREE TO ASSUME AND TO PAY the unpaid balance of Lomas & Nettleton Company Loan No. 07-41-80998, which is a First Mortgage Loan to J. Robert Cannon, Trustee, to secure Murphree Mortgage Company, in the original principal sum of $18,200.00, dated August 1, 1969, filed for record in Book 4355, Page 496, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3853 Woodward Drive (House Number) (Street) Nashville. (P. O. Address) Tennessee (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Wherever 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 hand s this 1 day of August, 1974

the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patricia A. Brown

Lee T. Brown

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STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, D. F. Donegan, a Notary Public in and for said County and State, the within named Lee T. Brown and wife, Patricia Ann Brown

the 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 Nashville, Tennessee, this 1 day of August 1974.

Commission expires Nov. 12, 1975

D. F. Donegan
Notary Public

STATE OF TENNESSEE
County of _____

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

WARRANTY DEED

FROM

LEE T. BROWN and wife, PATRICIA ANN BROWN

TO

WALKER SALES and wife, BARBARA J. SALES

666222

IDENTIF. REFERENCE

AUG 7 8 59 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

AUG-7[illegible]	CONV	21,975.00			
AUG-7[illegible]	S'TAX		A*	57.20	
AUG-7[illegible]	PR'FEE		A*	.50	
AUG-7[illegible]	W'DEED		A*	4.00	* 61.70