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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 19 75

Notary Public

MY COMMISSION EXPIRES: October 20, 1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY L & C TOWER

GULLETT, STEELE, SANFORD, ROBINSON & MERRITT (NAME) NASHVILLE, TENNESSEE (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BYRON KUSS et ux, GLENDA F. KUSS (NAME)	HOME FEDERAL SAVINGS & LOAN ASSOCIATION (NAME)	Map 142-3
7304 Cavalier Drive (STREET ADDRESS OR ROUTE NUMBER)	230 4th Avenue North (STREET ADDRESS)	Par. 53
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, BILLY M. BROWN and wife, HAZEL L. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES BYRON KUSS and wife, GLENDA F. KUSS

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. 323 on the Plan of Walnut Hill Manor, Section 1, as of record in Book 4460, page 108, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Billy M. Brown and wife, Hazel L. Brown, by deed from James E. Patterson and wife, Evelyn Patterson, of record in Book 4804, page 346, said Register's Office.

This is improved (XX) unimproved ( ) property, known as 7304 Cavalier Drive (House Number) (Street) Nashville, Tennessee 37221 (P. O. Address) (City or Town) (Postal Zip)

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 ass'gns, 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 3rd day of February, 1975

Billy M. Brown

Hazel L. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BILLY M. BROWN and wife, HAZEL L. BROWN

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 Nashville, Tennessee, this 3rd day of February 19 74

Commission expires October 29, 1977

Shirley L. Johnson
Notary Public

STATE OF TENNESSEE
Davidson 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

C 8 6 6 1 0

IDENTIF. REFERENCE

FEB 5 3 21 PH '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File In File Room
L-50-700-7

WARRANTY DEED

FROM

BILLY M. BROWN et ux,

TO

HAZEL L. BROWN

JAMES BYRON KUSS etux,

GLENDA F. KUSS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB-5-75	CONV	60,000.00			
FEB-5-75	S'TAX		A*	156.00	
FEB-5-75	PR'FEE		A*	.50	
FEB-5-75	W'DEED		A*	4.00	* 160.50