This instrument prepared by: Thomas E. Stewart, 223 Madison Street, Madison, Tn.
Attorney

WARRANTY DEED

BOOK 4893 PAGE 819

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOE E. BROWN, ET UX	Mortgage Associates, Inc.	GO 17421
(NAME)	(NAME)	
411 Rosehill Court	1835 Savoy Drive, N.E., #300	25 - 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Atlanta, Georgia 30341	29
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------TEN AND 00/100----------
----------($10.00)----------Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

ALTON E. HUFFINES AND WIFE, REBA J. HUFFINES,

have this day bargained and sold, and do hereby transfer and convey unto the said

JOE E. BROWN AND WIFE, FRANCIS W. BROWN,

their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Ranchwood Estates, Section Three, as of record in Book 3300, page 59, Register's Office for said County.

Said Lot No. 54 fronts 35.5 feet on the southerly side of the terminus of Rosehill Court and extends back 282.2 feet on the easterly line and 282.1 feet on the westerly line to a dead line in the rear, which is a broken line measuring 243.03 feet thereon.

Being the same property conveyed to Alton E. Huffines and wife, Reba J. Huffines, by deed from James M. Fischer, Jr., and Patterson Roney, d/b/a Fischer and Roney Construction Company of record in Book 3644, page 549, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28,600.00

Subscribed and sworn to before me, this the 25th day of February 19 75

Affiant

My commission expires: 7-19-78 (Affix Seal)

Notary Public

This is unimproved (X) improved property, known as 411 Rosehill Court, Nashville, Tennessee
(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 grantees, their (successors), heirs and assigns forever. We covenant that we are 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 as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 25th day of February, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Alton E. Huffines: Alton E. Huffines

Reba J. Huffines: Reba J. Huffines

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,*
ALTON E. HUFFINES AND WIFE, REBA J. HUFFINES
the within named 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 ..... Tennessee
this 25th *day of* February, *19*75.

Bruce Wallace
Notary Public

Commission expires 1-19-78

BRUCE WALLACE NOTARY PUBLIC LARGE STATE OF TENNESSEE

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 .....

RECORDER'S NOTICE:
Quality of Writing Typing or Printing in This Document Unsatisfactory When Received.

MAR-5[19]	CONV	28,600.00			
MAR-5[19]	S'TAX		A*	74.36	
MAR-5[19]	PR'FEE		A*	.50	
MAR-5[19]	W'DEED		A*	4.00	* 78.86

FILE BOX 3

WARRANTY DEED

FROM

ALTON E. HUFFINES, ET UX

TO

JOE E. BROWN, ET UX

C 8 9 6 2 5

IDENTIF. REFERENCE

MAR 5 10 35 AM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115