BOOK 4894 PAGE 64

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael W. Brown, et ux	Dobson & Johnson, Inc.	Map 96-13
(NAME)	(NAME)	
2808 Branwood Drive	311 Plus Park Blvd.	Par. 82
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn.	Nashville, Tn. 37217	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS

Cash paid by Michael W. Brown and wife, Sandra S. Brown, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, Ostein Thomas Edwards and wife, Jean B. Edwards,
have bargained and sold, and by these presents do transfer and convey unto the said
Michael W. Brown and wife, Sandra S. Brown,

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

Being Lot No. 107 on the Plan of Twin Lawn Subdivision of record in Book 2331, page 9, Register's Office for said County, described as follows:

Said Lot No. 107 fronts 80.0 feet on the northerly side of Branwood Drive and extends back between lines 148.0 feet on the westerly side and 151.2 feet on the easterly side to a dead line in the rear on which it measures 80.5 feet.

Being the same property conveyed to Ostein Thomas Edwards and wife, Jean B. Edwards by deed from J. Claud Smith and wife, Billie Katherine Smith of record in Book 2645, page 227, Register's Office for said County.

unimproved ( )
This is improved (XX) property, known as 2808 Branwood Drive
(House Number) (Street)
Nashville, Tn.
(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 18 day of February 19 75.

X Ostein Thomas Edwards
Ostein Thomas Edwards

X Jean B. Edwards
Jean B. Edwards

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF Tulsa

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ostein Thomas Edwards and wife, Jean B. Edwards,

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 Tulsa ~~TN~~ OKla. this 18th day of February, 1975

My commission expires 10-20-78 Notary Public Marie Whittle

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 25,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Michael W. Brown

Sworn to and subscribed before me this _____ day of February, 19 75

My commission expires 10/4/78 Notary Public Barbara Ferguson

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name		Address
DOBSON & JOHNSON, INC.	P. O. BOX 17427 311 PLUS PARK BOULEVARD NASHVILLE, TENNESSEE 37217	

MAR-6 75 CONV 25,000.00
MAR-6 75 S'TAX A* 65.00
MAR-6 75 PR'FEE A* .50
MAR-6 75 W'DEED A* 4.00 * 69.50

C 89746

WARRANTY DEED

FROM Ostein Thomas Edwards, et ux

TO Michael W. Brown, et ux

IDENTIF. REFERENCE

MAR 6 9 44 AM 75

FELIX J. NILSON II REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title

Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

RETURN TO:
DOBSON & JOHNSON, INC.

ORM 1002 HERSEY REV. 4/1/75