BOOK 4929 PAGE 824

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert J. Trace and wife, Ellen M. Trace	Home Federal Savings & Loan Association	156-2
(NAME)	(NAME)	
776 Harpeth Bend Drive	230 Fourth Avenue, North	#61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Nashville, TN 37219	9D-28779
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ----------

Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees of the unpaid principal balance of a note payable to Home Federal Savings & Loan Association and secured by a Deed of Trust of record in Book 4626, page 487, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

JAMES C. BROWN and wife, BEVERLY S. BROWN

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

ROBERT J. TRACE, JR. and wife, ELLEN M. TRACE

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 372 on the Plan of Harpeth Valley Park, Section III, as of record in Book 4175, page 15, said Register's Office.

Said Lot No. 372 fronts 80 feet on the westerly side of Harpeth Bend Drive and extends back 197.6 feet on the northerly line and 200 feet on the southerly line to a dead line measuring 65.9 feet thereon.

Being the same property conveyed to James C. Brown and wife, Beverly S. Brown by deed from Robert E. Swift, and wife, Marcia D. Swift of record in Book 4719, page 78, 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 $ 52,000.00

Subscribed and sworn to before me, this the 7th day of July, 19 75

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is unimproved (X) improved property, known as 776 Harpeth Bend Drive, Nashville, TN.
(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

Robert J. Trace, Jr. and wife, Ellen M. Trace

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 for 1975 taxes, restrictions of record in Bk. 4237, pg. 179, and plan of record in Bk. 4175,pg.15, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert J. Trace, Jr. and wife, Ellen M. Trace

their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 7th *day of* July, *19* 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Brown

Beverly S. Brown

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, James C. Brown and wife, Beverly S. Brown

the within named 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 7th day of July, 19 75.

Gail Pigg
Notary Public

My commission expires 4/27/77

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE GAIL PIGG

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.....

JUL-8 75 CONV 52,000.00
JUL-8 75 S'TAX A* 135.20
JUL-8 75 PR'FEE A* .50
JUL-8 75 W'DEED A* 4.00 * 139.70

WARRANTY DEED

FROM
James C. Brown etux

TO
Robert J. Trace, Jr. et ux

D 0 5 8 4 9

IDENTIF. REFERENCE

JUL 8 10 15 AM '75

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

RETURN TO GAIL PIGG