FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,700.00

James D. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 1975.

Patricia Stone
Notary Public

MY COMMISSION EXPIRES: 9-8-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attys., 11th Floor, Fidelity Federal Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia Ahlgren (NAME)	J.I. Kislak Mortgage Corporation (NAME)	3D-59874
842 Allen Road (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	96-14
Nashville, Tennessee 37214 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	153

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, James D. Brown and wife, Nancy A. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia Ahlgren

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. 704 on the plan of Cloverhill, Section IX, of record in Book 2331, page 44, Register's Office for said County.

SAID Lot No. 704 fronts 85 feet on the northerly margin of Allen Road and extends back 168 feet on the westerly line and 178 feet on the easterly line to a dead line in the rear, measuring 54.7 feet thereon.

BEING the same property conveyed to James D. Brown and wife, Nancy A. Brown by deed from Charles Ivie Ward and wife, Malinda V. Ward of record in Book 4643, page 576, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to J.I. Kislak Mortgage Corporation, of record in Book 4643, page 578, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 842 Allen Road (House Number) (Street) Nashville, Tennessee 37214 (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 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 11th day of November, 1975

James D. Brown

Nancy A. 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 James D. Brown and wife, Nancy A. 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 11th day of November, 1975.

Commission expires 9-8-79

Patricia L. Spivey
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

James D. Brown and wife,

Nancy A. Brown

TO

Virginia Alhgren

D 24239

IDENTIF. REFERENCE

Nov 13 11 01 AM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.
Box 1-Box 8
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

NOV 13 75	CONV	22,700.00			
NOV 13 75	S'TAX		A*	59.02	
NOV 13 75	PR'FEE		A*	.50	
NOV 13 75	W'DEED		A*	4.00	* 63.52