BOOK 4986 PAGE 573

WARRANTY DEED

(CORPORATE FORM)

THIS INSTRUMENT WAS PREPARED BY:
WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dan E. Brawner	Commerce Union Bank	2D60733
(NAME)	(NAME)	
241 Clearlake Drive	P. O. Box 2546	Map 136-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217	Nashville, Tennessee 37219	Par 60
(CITY) (STATE) (ZIP)	(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,

PHILHALL CORPORATION

has bargained and sold, and does hereby transfer and convey unto the said

DAN E. BRAWNER and wife, SHIRLEY D. BRAWNER

their *(successors), heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:,*

LAND in Davidson County, Tennessee, being Lot No. 264 on the plan of Priest Lake Park, Section Five, of record in Book 4460, pages 174, 175 and 176, Register's Office for said County.

SAID Lot No. 264 fronts 107.34 feet on the easterly margin of Clearlake Drive and extends back 137.37 feet on the northerly line and 130.86 feet on the southerly line to a line in the rear, measuring 66.73 feet thereon.

BEING part of the same property conveyed to Philhall Corporation by two deeds: one from Waterfalls Developers, Inc., of record in Book 4598, page 923, and one from Green Hills Towers, Inc. of record in Book 4695, page 980, all in the 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 $ 51,900.00

Subscribed and sworn to before me, this the 6th day of January 19 76

Affiant

My commission expires: 2-5-77 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 241 Clearlake Drive, Nashville, Tennessee 37217
(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. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors 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 my *hand this* 6th *day of* January, 19 76, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PHILHALL CORPORATION

By:

Charles S. Wells, Jr.
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

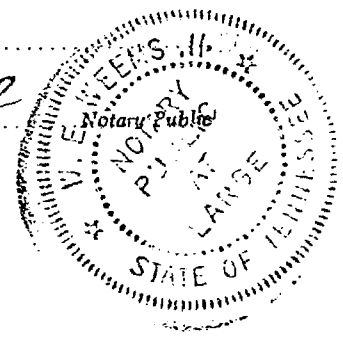
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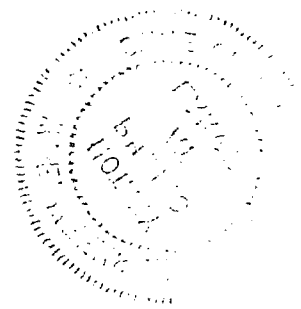
Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* CHARLES S. WELLS, JR., Vice President, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* PHILHALL CORPORATION, *the within named bargainor, a corporation, and that* he *as such* Vice President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Vice President.

Witness my hand and seal, at office in Nashville, Tennessee *this* 6th *day of* January, *19* 76

Notary Public

Commission expires 2-5-77





WARRANTY DEED

FROM
PHILHALL CORPORATION

TO
DAN E. BRAWNER ET UX

JAN-8 76	CONV	51,900.00			
JAN-8 76 S'TAX			B*	134.94	
JAN-8 76 PR'FEE			B*	.50	
JAN-8 76	W'DEED		B*	4.00	* 139.44

D 3 1 3 0 6

IDENTIF. REFERENCE

JAN 8 11 05 AM '76

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING

Box 8

WILKINS & ADAMS, ATTORNEYS
FIDELITY FEDERAL BUILDING
401 CHURCH STREET
NASHVILLE, TENNESSEE 37219