FORM NO. WD-1

BOOK 4990 PAGE 685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

$ 27,750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 19 76

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. SEWELL (NAME)	Mortgage Associates, Inc. (NAME)	133-16
304 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	149
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga 30341 (CITY) (STATE) (ZIP)	5DU-08155

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 LARRY BROWN et ux SHARON A. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. SEWELL et ux BEVERLY J. SEWELL

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. 12 on the plan of the Resubdivision of Lots 11 & 12 Greenwood Hills, Section I of record in Plan Book 4470, page 26, Register's Office for said County.
SAID Lot No. 12 fronts 83.00 feet on the northerly margin of Paragon Mills Road and extends back 205.00 feet on the easterly line and 131.71 feet on the westerly line to a broken line in the rear, measuring 119.44 feet thereon.

BEING the same property conveyed to James Larry Brown and wife Sharon A. Brown by deed from Stanley M. Miyabara and wife, Scharlyne R. Miyabara, and Elsie Eckalt, a widow, of record in Book 4601, page 653, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 304 Paragon Mills Road (House Number) (Street) Nashville, TN 37211 (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 hands this 19TH day of JANUARY, 19 76

James Larry Brown
James Larry Brown

Sharon A. Brown
Sharon A. Brown

BOOK 4990 PAGE 686

STATE OF TENNESSEE
Davidson County

BOOK 4990 PAGE 686

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Larry Brown and wife, Sharon A. Brown

the 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 19th day of January, 19 76

Commission expires 9-8-79

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 LARRY BROWN and wife,
SHARON A. BROWN

TO
JAMES L. SEWELL and wife,
BEVERLY J. SEWELL

D 3 3 1 3 2

IDENTIF. REFERENCE

JAN 22 1 35 PM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd 1 - Book

JAN 22 76	CONV	27,750.00			
JAN 22 76	S'TAX		B*	72.02	
JAN 22 76	PR'FEE		B*	.50	
JAN 22 76	W'DEED		B*	4.00	* 76.52