ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James A. Viken Et ux (NAME)	John W. Murphree Company (NAME)	5DU-61769
256 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	162-13-95
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND no/100---------- ----------($10.00)---------- DOLLARS cash and other good and valuable consideration, the receipt of which is hereby acknowledged, BRENT VALLEY BUILDERS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. VIKEN ET UX MARY L. VIKEN

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. 32 on the Plat of Monte Carlo Estates, Section I, of record in Plat Book 4675, Page 68, Register's Office for said County.

Said Lot No. 32 fronts 85.0 feet on the westerly margin of Cedarview Drive and extends back between parallel lines 155.0 feet to a line on the rear on which it measures 85.0 feet.

Being part of the property conveyed to Brent Valley Builders, Incorporated by deed from George W. Jones, Jr. and wife, Margaret E. Jones of record in Book 4910, Page 12, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4781, Page 858, said Register's Office.

This is improved (x) property, known as 256 Cedarview Drive (House Number) (Street)
unimproved ( )

Antioch, (P. O. Address) Tennessee (City or Town) 37013 (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 12th day of March, 19 76.

BRENT VALLEY BUILDERS, INC.

By: Jim L. Hall, President

BOOK 5006 PAGE 199

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Betty N. Todd, a Notary Public of the State and County aforesaid, personally appeared Jim L. Hall ~~and~~ _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President and _____ ~~respectively~~ of the Brent Valley Builders, Incorporated, the within named bargainor, a corporation, and that he as such President ~~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 Jim L. Hall as such President and attesting the same by the said Jim L. Hall as such President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 12th day of March, 1976.

Betty N. Todd
Betty N. Todd Notary Public

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires Nov. 10, 1979

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $37,650.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James A. Viken

Sworn to and subscribed before me this 12th day of March, 1976.

Betty N. Todd
Betty N. Todd Notary Public

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires Nov. 10, 1979

This instrument was prepared by:
James I. Vance Berry, Atty., First American Center, Nashville, Tennessee 37323

Name			Address
MAR 17 ~~78~~	CONV	37,650.00	
MAR 17 78 S'TAX		B* 97.76	
MAR 17 78 PR'FEE		B* .50	
MAR 17 78	W'DEED	B* 4.00	* 102.26

WARRANTY DEED

FROM BRENT VALLEY BUILDERS, INC.

TO JAMES A. VIKEN ET UX

Please return to:
John W. Murphree Co,
1283 Murfreesboro Road
Nashville, Tennessee 37217

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

D 40471

REFERENCE

MAR 17 10 04 AM '76

REGISTER
DAVIDSON COUNTY, TENN.