FORM NO. WD-1

BOOK 5016 PAGE 118

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,339.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1976.

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Richard Brown, et ux (NAME)	John W. Murphree Company (NAME)	173-1
401 Carl Miller Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	66
Antioch, Tennessee-37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennes see - 37217 (CITY) (STATE) (ZIP)	5DII-61759

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, DUSTIN M. ADDISON, JR. and wife, LINDA P. ADDISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM RICHARD BROWN and wife, REBECCA H. BROWN

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. 352 on the Plan of Monte Carlo Estates, Section 1, of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Dustin M. Addison, Jr. and wife, Linda P. Addison, by deed from George W. Jones, Jr. and wife, Margaret E. Jones, of record in Book 4876, page 18, Register's Office for Davidson County, Tennessee

SUBJECT to restrictive covenants of record in Book 4781, page 858, and limitations contained on the plan of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee

SUBJECT to 1976 taxes, which Grantees assume.

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 Deed of Trust to John W. Murphree Co., of record in Book 4873, page 20, 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 401 Carl Miller Drive, Antioch, Tennessee - 37013
(House Number) (Street) (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 12th day of April, 19 76

Dustin M. Addison, Jr.

Linda P. Addison

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin M. Addison, Jr.

the bargainor S, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1976

Commission expires 5-29-77

Notary Public

STATE OF PENNSYLVANIA

COUNTY OF York

Personally appeared before me, Michael J. Goff, a Notary Public in and for said County and State the within named LINDA P. ADDISON, the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hanover, Pennsylvania, this 12th day of April, 1976.

Michael J. Goff
Notary Public

NOTARY PUBLIC
My Commission Expires Feb. 4, 1980

ssion Expires:

WARRANTY DEED

FROM

DUSTIN M. ADDISON, JR., ET UX

TO

WILLIAM RICHARD BROWN, ET UX

D 45047

CROSS REFERENCE

APR 15 2 32 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR16'76	CONV	41,339.38			
APR16'76	S'TAX		B*	107.38	
APR16'76	PR'FEE		B*	.50	
APR16'76	W'DEED		B*	4.00	* 111.88