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FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

29,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY 1976.

Notary Public

MY COMMISSION EXPIRES: 7-14-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur R. Brown (NAME) | Baker Mortgage Corporation (NAME) | 5DU 15474 |
| 350 Melpar Drive (STREET ADDRESS OR ROUTE NUMBER) | 2040 Northeast Expressway, #200 (STREET ADDRESS) | 148-13 |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | Atlanta, Ga. 30345 (CITY) (STATE) (ZIP) | 9 |

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, Alan F. Kaplan et ux Carol F. Kaplan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arthur R. Brown et ux Jennifer W. 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:

BEING Lot No. 380 on the Plan of Fairlane Park, Section 3, as of record in Book 2331, Page 145, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Alan F. Kaplan et ux Carol F. Kaplan by deed from Edna H. Foster of record in Book 4904, Page 681, said Register's Office.

THIS conveyance is subject to restrictive covenants of record in Book 2598, Page 491, said Register's Office.

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

This is improved ( X ) unimproved ( ) property, known as 350 Melpar Drive (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 6TH day of MAY, 1976

Alan F. Kaplan

Carol F. Kaplan

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alan F. Kaplan et ux Carol F. Kaplan

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 6TH day of MAY 19 76

Commission expires 7-19-78

Bruce Wallace
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Alan F. Kaplan

TO
Arthur N. Brown

D 48254

IDENTIF. REFERENCE

MAY 10 10 18 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

FILE BOX 3

MAY1076 CONV 23,000.00
MAY10 STAX 6* 77.74
MAY10 RGFEE 6* .50
MAY10 76 DEED 6* 4.00 * 82.24