BOOK 5027 PAGE 242

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES NEAL BRENT, ET UX (NAME)	FIRST FEDERAL OF NASH. (NAME)	11D-35570
806 N. Graycroft Avenue (STREET ADDRESS OR ROUTE NUMBER)	UNION AT FOURTH AVE (STREET ADDRESS)	42-3
Madison, Tenn. 37115 (CITY) (P. O. ZONE) (STATE)	NASHVILLE TENN 37219 (CITY) (ZONE) (STATE)	94

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ($10.00) *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations,

WE, WILLIAM R. TAYLOR and wife, MARY EVELYN TAYLOR, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES NEAL BRENT and wife, BETTY KIMBROUGH BRENT, hereinafter called the GRANTEES, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Castle Grove Subdivision, Section I, as of record in Book 2900, page 60, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Graycroft Avenue, the common corner of Lots Nos. 3 and 4; thence easterly along the line between said Lots 209.2 feet to a point; thence northerly 178.44 feet to a point in the southerly margin of Graycroft Court; thence westerly along said margin of said Court 201.78 feet to the beginning of a curve; thence southwesterly around said curve 39.27 feet to a point in the easterly margin of Graycroft Avenue; thence southerly along said margin of said Avenue 157.5 feet to the point of beginning.

Being the same property conveyed to William R. Taylor and wife, Mary Evelyn Taylor, by deed from Castleman Construction Company, a Tennessee corporation, of record in Book 3179, page 577, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,500.00

Subscribed and sworn to before me, this the 18th day of May 19 76

Affiant W. R. Taylor

My commission expires: December 5, 1979 (Affix Seal)

Notary Public Gina Lee Sloan

This is ( ) unimproved (X) improved property, known as 806 N. Graycroft Avenue, Madison, Tenn.
(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.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs 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 our hands this 18th day of May, 19 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William R. Taylor

Mary Evelyn Taylor

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* WILLIAM R. TAYLOR and wife, MARY EVELYN TAYLOR

the within named 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 Madison, Tennessee, *this* 18th *day of* May, *19* 76

Cindy Lee Sloan
Notary Public

Commission expires December 5, 1979

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

WILLIAM R. TAYLOR, ET UX

TO

JAMES NEAL BRENT, ET UX,

BETTY KIMBROUGH BRENT

MAY 20 76	CONV	48,500.00			
MAY 20 76	S'TAX		B*	126.10	
MAY 20 76	PR'FEE		B*	.50	
MAY 20 76	W'DEED		B*	4.00	* 130.60

D 5 0 1 2 1

IDENTIF. REFERENCE

MAY 20 1 54 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

File 12th Fed.