BOOK 5027 PAGE 846 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Timothy J. Bohan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 19 76.

John W. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Frank M. Newman, Attorney, 2623 Lebanon Road, Donelson, Tenn. 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Mrs. Timothy Bohan (NAME)	ENGEL MORTGAGE COMPANY, INC. (NAME)	Map 61-3
903 Joyce Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 847 (STREET ADDRESS)	Par 9
Nashville, TN. 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	12D 14610

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, ~~XWEX~~ I, Mary Tom W. Brown, a widow,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Bohan and wife, Joann Key Bohan

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. 75 on the Map of Section Two, Gra-Mar Acres, as of record in Book 2133, page 74, Register's Office for said county, and described as follows:

Beginning at a point in the northerly margin of Joyce Lane at the corner of Lots No. 75 and 76; thence with the line between said lots northerly 134.5 feet to a corner of Lot No. 77; thence with the line between Lots No. 75 and 77, northeasterly 147.5 feet to a corner of Lot 83; thence with the line between Lots 75 and 83, southeasterly 42 feet to a corner of Lot No. 74; thence with the line between Lots Nos. 74 and 75, southerly 219.6 feet to the north margin of Joyce Lane; thence with the margin of the same westerly 91 feet to the point of beginning.

Being the same property conveyed to Joseph B. Brown, Jr. (deceased) and wife, Mary Tom W. Brown, by deed from Hendley & Whiteside Builders, Inc. of record in Book 2297, page 219, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 903 Joyce Lane, Nashville, Tennessee 37216
(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 my hand this 24th day of May, 19 76

Mary Tom W. Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Tom W. Brown

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 Donelson, Tennessee, this 20th day of May 1976

Commission expires 20 Nov. 1978 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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
MARY TOM W. BROWN

TO
TIMOTHY JOSEPH BOHAN, ET UX

D 50405

TENNESSEE REFERENCE

MAY 24 8 37 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

row 1 box 8 ca

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY24'76	CONV	23,500.00			
MAY24'76	S'TAX		B*	61.10	
MAY24'76	PR'FEE		B*	.50	
MAY24'76	W'DEED		B*	4.00	* 65.60

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.