BOOK 5033 PAGE 93

This instrument prepared by
Thompson, Liebangood, and Crawford
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David B. Palmer and wife,	First Federal of Nashville	Map 128-2-4
Pamela J. Palmer (NAME)	(NAME)	
321 Forrest Valley Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville Tennessee 37219 (CITY) (ZONE) (STATE)	

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

We, Al W. Brown and wife, Rae J. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said David B. Palmer and wife, Pamela J. Palmer, their

(successors), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 35 on the Plan of Thousand Oaks Estates, as of record in Book 3700, pages 82 and 83, Register's Office for said County.

Said Lot No. 35 fronts 112.16 feet on the westerly side of Forrest Valley Drive and extends back 378.33 feet on the southerly line and 260 feet more or less on the northerly line to a dead line measuring 203 feet thereon.

Being the same property conveyed to Al W. Brown and wife, Rae J. Brown by deed from Robert E. Judson and wife, Ruth P. Judson, recorded in Book 4720, page 137, Register's Office for said County.

This conveyance is made subject to the following encumbrances:
(1) 1976 taxes to be prorated and assumed by the Grantees.
(2) Ten-foot easement for public utilities along the southerly line of premises, 75-foot building set-back line from Forrest Valley Drive, and conditions's of owner's certificate as shown on plan of record in Book 3700, page 82 and 83, Register's Office for Davidson County, Tennessee.
(3) Restrictive covenants contained in an instrument of record in Book 4056, page 371 and as amended by Book 4072, page 318, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $53,900.00

Subscribed and sworn to before me, this the 8th day of June 1976

Affiant

My commission expires: 1-17-77 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 321 Forrest Valley Drive, Nashville, Tennessee (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 David B. Palmer and wife, Pamela J. Palmer, 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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and *forever defend the title to said real estate to said* David B. Palmer and wife, Pamela J. Palmer their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this day of , 19 , the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Al W. Brown

Rae J. Brown

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy Shepard, a Notary Public in and for said County and State, Al W. Brown [illegible]

the within named 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 this 4th day of June, 1976

Nancy Shepard Notary Public

Commission expires My Commission Expires April 28, 1980

NANCY SHEPARD NOTARY PUBLIC Tennessee DAVIDSON COUNTY

JUN-8 76	CONV	53,900.00			
JUN-8 76 S'TAX			B*	140.14	
JUN-8 76 PR'FEE			B*	.50	
JUN-8 76	W'DEED		B*	4.00	* 144.64

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.....

State of Oklahoma)
County of Oklahoma)

Personally appeared before me, DONNA M. HAMPTON a Notary Public for said County and State, RAE J. BROWN, the within named 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 Oklahoma City, Oklahoma this 28th day of May, 1976.

DONNA M. HAMPTON NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA OKLAHOMA CITY, OKLAHOMA

Donna M. Hampton
Notary Public

My Commission expires: 11-29-76

WARRANTY DEED

FROM
Al W. Brown and wife,
Rae J. Brown
TO
David B. Palmer and wife,
Pamela J. Palmer

D 52754

IDENTIF. REFERENCE

JUN 8 2 58 PM '76

FELIX REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

File

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238