FORM NO. WD-1

BOOK 5046 PAGE 798

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 35,000.00 John W. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY 19 76

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Brown (NAME)	Engel Mortgage Company, Inc. (NAME)	7-12
1909 Marsden Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	172
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	15D56420

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, Andrew B. Alexander et ux Melmeth Jean Alexander

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John W. Brown et ux Linda Gail 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. 304 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for said County, and described as follows:

BEGINNING at a point in the north margin of Marsden Avenue, at the corner of Lots Nos. 303 and 304; thence with the line between said lots, northerly 126.3 feet to a point; thence easterly 408.86 feet to a corner of Lot No. 320; thence along the line of Lots Nos. 319 and 320, southwesterly 114.82 feet to a corner of Lot No. 305; thence with the line between said Lots Nos. 304 and 305, southwesterly 344.82 feet to the easterly terminus of Marsden Avenue; thence with the margin of the same, northwesterly around a slight curve, 51.92 feet to the point of beginning.

BEING the same property conveyed to Andrew B. Alexander and wife, Melmeth Jean Alexander by deed from Randall Phillips Builders, Inc. of record in Book 3185, page 169, Register's Office for Davidson County, Tennessee.

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

This is improved (XX) unimproved ( ) property, known as 1909 Marsden Avenue (House Number) (Street) Nashville, Tennessee 37216 (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 16TH day of JULY, 19 76

Andrew B. Alexander

Andrew B. Alexander

Melmeth Jean Alexander

Melmeth Jean Alexander

STATE OF TENNESSEE
Davidson County

BOOK 5046 PAGE 799

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew B. Alexander et ux Melmeth Jean Alexander

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 16TH day of JULY, 19 76

Commission expires 2-5-77

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

D 58839

WARRANTY DEED

FROM
Andrew B. Alexander

TO
John W. Brown

IDENTIF. REFERENCE

JUL 16 4 08 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 16 76	CONV	35,000.00			
JUL 16 76	S'TAX		B*	91.00	
JUL 16 76	PR'FEE		B*	.50	
JUL 16 76	W'DEED		B*	4.00	* 95.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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