This instrument prepared by: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

SEND TAX NOTICES TO:
Hamilton Mortgage Company
5801 Peach Tree - Dunwoody Road
Atlanta, Georgia 30342

BOOK 5047 PAGE 127

Map No. 7-15
Parcel No. 26

CONV 53,900.00
JUL 19[illegible] S'TAX B* 140.14
JUL 19[illegible] PR'FEE B* .50
JUL 19[illegible] WARRANTY DEED B* 4.00 * 144.64

FOR AND IN CONSIDERATION OF the sum of TEN ($10.00) DOLLARS, and other good valuable considerations, the receipt of which is acknowledged, CHARLES W. BROWN and wife, MARTHA W. BROWN, hereinafter called "Grantors," have this day bargained and sold and do hereby transfer and convey unto HAROLD D. MITCHELL and wife, NIRA A. MITCHELL, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 65 on the plan of Grizzard Manor, Section Three, of record in Book 4675, page 40, Register's Office for said County.

SAID Lot No. 65, which is a corner lot, fronts 204.17 feet on the northerly margin of Normerle Drive and fronts 159.62 feet on the easterly margin of Gaylemore Drive, said frontages being joined by a curve having a length of 38.07 feet, and extends back 219.29 feet on the northerly line and 212.6 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Charles W. Brown and wife, Martha W. Brown, by deed from R. & M. Construction Company, a partnership, of record in Book 4892, page 187, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said HAROLD D. MITCHELL and wife, NIRA A. MITCHELL, their successors and assigns forever.

WE COVENANT that we are lawfully seized and possessed of said real estate in fee simple and have a good right to convey it and that the same is unencumbered except by restrictive covenants of record in Book 4755, page 905, Register's Office for Davidson County, TN, a 100- and a 50-foot minimum building set back line from Normerle Drive and Gaylemore Drive, respectively, and a 10-foot easement for public utility and drainage purposes along the easterly line of said lot, a 2.5 by 30-foot utility anchor easement located on the north-west front corner of said lot as shown on Plan of Record in Book 4675, page 40, Register's Office for Davidson County, TN and by

Deed of Trust of record in Book 4892, page 189, R.O.D.C. from Charles W. Brown and wife, Martha W. Brown to Percy Wilkins, Jr., Trustee, which indebtedness is expressly assumed herein by grantees.

WE FURTHER COVENANT and bind ourselves, our heirs and assigns to warrant and forever defend the title to said real estate to the said Harold D. Mitchell and wife, Nira A. Mitchell, their successors and assigns against the lawful claims of all persons.

WITNESS our hands, this 23 day of JUNE, 1976.

CHARLES W. BROWN

MARTHA W. BROWN

STATE OF Mass)
COUNTY OF Norfolk)

Personally appeared before me, Martha L. Kercheer, a notary public, in and for said county and state, Charles W. Brown and wife, Martha W. Brown, the within named grantors, 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 Arthur D. Wilkins Jr. this 23 day of June, 1976.

Notary Public

My Commission Expires: May 28 1982

STATE OF TENNESSEE)
COUNTY OF _____)

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

Affiant

Sworn to and subscribed before me this 14 day of July, 1976.

Notary Public

My Commission Expires: 11-13-79

RECEIVED
DAVIDSON COUNTY, TENN.
JUL 19 1 00 PM '76
REGISTER

IDENTIF. REFERENCE

058971