This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5052 PAGE 486

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Dornan et ux.	SAME	160-3-47
(NAME:)	(NAME:)	
5200 Overton Road		6DU-35340
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ---------- (\$10.00) ---------- *DOLLARS*

cash in hand paid by Charles R. Dornan and wife, Naomi L. Dornan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Charles R. Dornan and wife, have assumed and agreed to pay the unpaid balance of an original indebtedness of \$15,000.00 secured by deed of trust of record in book 4149, page 817, Register's Office for Davidson County, Tennessee,

D61024

IDENTIF. REFERENCE

JUL 30 3 09 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

JUL 30 76	CONV	50,000.00			
JUL 30 76	S'TAX		B*	130.00	
JUL 30 76	PR'FEE		B*	.50	
JUL 30 76	M'DEED		B*	6.00	* 136.50

We, John Neil Brown, Jr. and wife, Scarlet R. Brown,

have bargained and sold, and by these presents do transfer and convey unto the said Charles R. Dornan and wife, Naomi L. Dornan, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Two tract or parcels of land in said County and State, as follows:

TRACT NO. 1: Being Lot No. 809 on the Plan of Brentwood Hall, Section VIII, of record in Book 2330, page 52, Register's Office for said County, described as follows:

Said Lot No. 809 begins at a point in the easterly margin of Overton Road, the common corner of lots Nos. 809 and 810; thence along the easterly margin of Overton Road, northwardly 126 feet to a monument, the beginning of a curve; thence around said curve in a northeasterly direction 39.3 feet to a monument in the southerly margin of Oakley Drive; thence along the southerly margin of Oakley Drive, eastwardly 108 feet to monument, the northeast corner of said lot No. 809; thence south 0 degrees 43 monutes east 154.8 feet to a monument, the common rear corner of lots Nos. 809 and 810; thence along the line between said lots, westwardly 148 feet to the point of beginning.

TRACT NO. 2: Being Lot No. 936 on the Plan of Brentwood Hall, Section IX, as of record in book 2331, page 92, Register's Office for said County.
Said lot No. 936 fronts 75 feet on the southerly side of Oakley Drive and runs back between lines 283.3 feet on the easterly line and 275.4 feet along the broken westerly line to a dead line in the rear, on which it measures 72 feet.

Being the same property conveyed to John Neil Brown, Jr. and wife, Scarlet R. Brown by deed from Wesley H. Rose and wife, Margaret Rose, recorded in book 4149, page 813, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is \$ 50,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of July 19 76

Notary Public

My commission expires: 4/21/80 (Affix Seal)

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, anchor easement in southwest corner, 50-foot building setback line from Overton Road, 40-foot building setback line from Oakley Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 52, Register's Office for said County, applicable to Tract No. 1 of premises; 10-foot easement for public utility purposes along westerly and rear lines of premises, 60-foot building setback line from Oakley Drive, and conditions of owners certificate as shown on plan of record in book 2331, page 92, said Register's Office, applicable to Tract No. 2 of premises; restrictive covenants of record in book 2449, page 369, said Register's Office, applicable to Tract No. 1 of premises; and restrictive covenants of record in book 2488, page 489, said Register's Office, applicable to Tract No. 2 of premises.

unimproved ( )
This is improved (X) property, known as 5200 Overton Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles R. Dornan and wife, Naomi L. Dornan, their *heirs and assigns, forever.*

And We *do covenant with the said* Charles R. Dornan and wife, Naomi L. Dornan, *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.*, except as above set out, and taxes for 1976 which are prorated and assumed by the purchasers.

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* Charles R. Dornan and wife, Naomi L. Dornan, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 26th *day of* July, *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.*

X John Neil Brown Jr.
John Neil Brown, Jr.

X Scarlet R. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

.....

.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at....., *Tennessee, this*..... *day of*....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State, the within named* John Neil Brown, Jr. and wife, Scarlet R. Brown,

.....

.....

*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 CANOGA PARK, *this* 26th *day of* July

OFFICIAL SEAL
MARY LOSSA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires MAR 6, 1979

....., *Notary Public.*

Commission Expires.....

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.....