mail to

This instrument was prepared by Milton W. Smith Jr., Attorney at Law
3815 Cleghorn Avenue, Nashville, Tennessee. 37215

WARRANTY DEED

BOOK 5031 PAGE 870

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard C. Lewis, Jr. et ux	Home Federal	Map 144-6
(NAME) 2155 Chickering Lane	(NAME)	Parcel 6
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	FH-03545
(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 the said grantees hereinafter named, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of an indebtedness in the original principal amount of $35,600.00, payable to Home Federal Savings & Loan; and secured by deed of trust executed by Fred H. Brackney and wife, Susan P. Brackney, to Charles Nelson, Trustee, of record in book 4630, page 559, said Register's Office; which said balance the said grantees hereby agree to assume and promise to pay, We, Fred H. Brackney and wife, Susan P. Brackney, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard C. Lewis, Jr. and wife, Mary K. Lewis, herein called the grantees, their

XXXXXX, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Chickering Valley, as of record in book 2331, pages 121, 122, 123, Register's Office for said County.

Said Lot No. 18 fronts 194 feet on the westerly side of Chickering Lane and runs back 561.6 feet on the north line and 696 feet on the south line to a dead line in the rear on which it measures 160.7 feet.

Being the same property conveyed to Fred H. Brackney and wife, Susan P. Brackney, by deed from Howard F. Brown and wife, Frances H. Brown, of record in book 4630, page 557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenant contained in instrument of record in book 2542, page 25; setback lines, easements and other limitations as shown on Plan of record in book 2331, page 121-123; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,500.00

Subscribed and sworn to before me, this the 26th day of November 1976

Affiant

My commission expires: Nov 26, 1979
(Affix Seal)

Milton W. Smith Jr.
Notary Public

This is unimproved ( ) improved ( ) property, known as 2155 Chickering Lane, Nashville, Tenn.
(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 grantees, their

XXXXXX

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 stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their

XXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 26th *day of* November, 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.*

Fred H. Brackney
(Fred H. Brackney)

Susan P. Brackney
(Susan P. Brackney)

RECORDED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Fred H. Brackney and wife, Susan P. Brackney

*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 26th *day of* November, *19* 76

Commission expires Nov 26, 1979 *Notary Public*

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 .....

WARRANTY DEED

FROM

Fred H. Brackney et ux

TO

Richard C. Lewis, Jr. et ux

D 78924

IDENTIF. REFERENCE

NOV 30 8 37 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

NOV 30 76	CONV	62,500.00			
NOV 30 76	S'TAX		B*	162.50	
NOV 30 76	PR'FEE		B*	.50	
NOV 30 76	W'DEED		B*	4.00	* 167.00

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS