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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23500.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES: 8-23-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JANNETTE BROWN (NAME)	REALTY MORTGAGE, INC. (NAME)	
5065 Cherrywood Drive (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Blvd., N.E. #8 (STREET ADDRESS)	161-3
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	28 pt

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, JAMES K. QUEENER and wife, NELDA T. QUEENER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANNETTE BROWN, a single person,

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. 21 on the Plan of Whispering Hills Subdivision, Section IV, as of record in Book 2900, page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 21 fronts 82.8 feet on the southerly margin of Cherrywood Drive and extends back 300.6 feet on the easterly line and 298.8 feet on the westerly line to a rear line which is a dead line measuring 80.4 feet thereon.

BEING the same property conveyed to James K. Queener and wife, Nelda T. Queener by deed from Edward E. Lauper and wife, Judy D. Lauper, of record in Book 3804, page 720, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 5065 Cherrywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (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 hands this 17th day of December, 19 76

James K. Queener
JAMES K. QUEENER

Nelda T. Queener
NELDA T. QUEENER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES K. QUEENER, et ux NELDA T. QUEENER

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 17th day of December 19 76

Commission expires 10/25/75

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) as such _____ and (they) _____, 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

WARRANTY DEED

FROM
JAMES K. QUEENER, et ux

NELDA T. QUEENER

TO
JANNETTE BROWN, a single person

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 8 2 1 9 5

CROSS REFERENCE

DEC 21 2 02 PM '76

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 21 76	CONV	29,900.00			
DEC 21 76	S'TAX		B*	77.74	
DEC 21 76	PR'FEE		B*	.50	
DEC 21 76	W'DEED		B*	4.00	* 82.24

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