THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5103 PAGE 54

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert H.Sowell & Joe F. Brown	SAME	11D 38160
(NAME)	(NAME)	M 33
1234 S. Dickerson Rd.		P. 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pat
Goodlettsville, TN 37072		
(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 Robert H. Sowell and Joe F. Brown, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, Horace C. Pratt, Robert H. Sowell and Joe F. Brown

have this day bargained and sold, and do hereby transfer and convey unto the said

Robert H. Sowell and Joe F. Brown

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, more particularly described as follows: A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Eppy Cunningham Lands, as of record in Book 58, page 56, and on Tennessee Hwy. U.S. 41, described according to a survey by J.R. Scott, Surveyor, June 13, 1955, as to Tract No. 1, as follows:

BEGINNING at a post in the south right-of-way line of the Dickerson Pike or Tennessee Highway U.S. 41, said beginning being 737.4 feet from the center of Campbell Road; thence with said Pike, north 58° east 111.5 feet to the center of a 30 foot drive, 15 feet of which belongs to Tract No. 3; thence south 20 1/2° east 207 feet to a stake; thence south 70° west 183.5 feet to a stake corner to Tract No. 3, sold to J.S. Pittard; thence north 3° east 200 feet to the beginning, containing .65 acres, more or less.

BEING the same property conveyed to Horace C. Pratt, Robert H. Sowell and Joe F. Brown by deed from W.C. Allen and Donald Guinn, of record in Book 4659, page 730, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 1.00

Subscribed and sworn to before me, this the 16th day of December 19 76

Affiant Joe F. Brown

My commission expires: 6-15-79 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as ..... (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

ROBERT H. SOWELL and JOE F. BROWN

their *(successors), 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert H. Sowell and Joe F. Brown, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S this 16 *day of* December, 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.*

Horace C Pratt

Robert H Sowell

Joe F Brown

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Horace C. Pratt, Robert H. Sowell and Joe F. Brown *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, Tenn. *this* 16 *day of* Dec., *19* 76

Notary Public

Commission expires My Commission Expires NOV. 13, 1979

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 ...

JAN-5- CONV 29,000.00
JAN-5- S'TAX B* 75.40
JAN-5- PR'FEE B* .50
JAN-5- W'DEED B* 4.00 * 79.90

Witness my hand and seal at office of ... this ... day of JAN-5- ..., 19...

Notary Public

Commission expires ...

Joe F. Brown 12/23/76
Joe F. Brown

Robert H. Sowell 12/23-76
Robert H. Sowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe F. Brown & Robert H. Sowell, who under Oath states they are the sole owners of the within described property located at 1234 So. Dickerson Rd., Goodlettsville, Davidson County, Tennessee as described in this Warranty Deed.

Notary Public
My Commission Expires NOV. 13, 1979

WARRANTY DEED

FROM
HORACE C. PRATT, ROBERT H. SOWELL and JOE F. BROWN
TO

Mail
ROBERT H. SOWELL and JOE F. BROWN
P.O. Box 4462
Goodlettsville, Tenn.

D 83873

IDENTIFICATION REFERENCE

JAN 5 1 57 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Madison Title Company
Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

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