BOOK 5126 PAGE 863

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 19 77.

Notary Public

MY COMMISSION EXPIRES: 3-8-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James L. Bass (NAME) Attorney at Law Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cumberland Builders, Inc. (NAME)	Guaranty Mortgage Company (NAME)	13 DA
615 Main Street (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	44375
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn 37238 (CITY) (STATE) (ZIP)	59-14-48

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, Richard T. Brown and wife, Ineva M. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cumberland Builders, Inc., a Tennessee Corporation

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 255 on the Plan of Section III, Treppard Heights, as of record in Book 2663, page 116, Register's Office for said County, and described as follows:

BEGINNING at a point in the Easterly margin of West Hamilton Avenue, at the corner of Lots Nos 255 and 256; thence with said Avenue, Northerly 32.87 feet to a monument; continuing with said Avenue around a curve to the right, Northeasterly 190.9 feet to a spike in pavement; thence along a curve in an Easterly direction 31.41 feet to a monument in the Southwesterly margin of Buena Vista Pike; thence with said Pike, in a Southeasterly direction 174 feet more or less to a point in the approximate center of Whites Creek; thence with the center of said creek in a Southerly direction 102 feet more or less to a corner of Lots Nos 255 and 256; thence with the line between said lots, in a Westerly direction 223.6 feet more or less to the BEGINNING.

Being the property vested in Richard T. Brown and wife, Ineva M. Brown, by deed from James Clyde Leaver and wife, Laura H. Leaver, of record in Book 4320, Page 540, said Register's office.

Buyer assumes and agrees to pay the unpaid balance of a deed of trust from Richard T. Brown and wife, Ineva M. Brown, to Herschel Greer, Trustee, of record in Book 4320, Page 542, said Register's Office.

Conveyance subject to easement of record in Book 895, page 198; easement granted to U.S.A. for power lines, of record in Book 2864, page 28; easement for sewer lines of record in Book 5078, Page 419; Restrictions of record in Book 2752, Page 213, as amended by instrument of record in Book 2797, Page 183, said Register's Office, and to Ownwers Certificate, set back lines and easements as shown on Plan of record in Book 2663, Page 116, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3003 (House Number) West Hamilton Road, Nashville (Street) (P. O. Address) (City or Town) 37218 (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 hand S this 17th day of March, 19 77.

Richard T. Brown
Richard T. Brown

Ineva M. Brown
Ineva M. Brown

STATE OF TENNESSEE
Davidson County

BOOK 5126 PAGE 864

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Richard T. Brown and wife, Ineva T. 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 Nashville, Tennessee, this 17th day of March 1977

Commission expires 3-8-80

John V. Adams
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, 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 RICHARD T. BROWN, ET. UX.,

TO CUMBERLAND BUILDERS, INC.,

D 9 4 9 2 9

IDENTIFICATION REFERENCE

MAR 22 2 35 PM '77

REGISTER
DAVIDSON CO. TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 22 77	CONV	16,650.00			
MAR 22 77	S TAX		B*	43.16	
MAR 22 77	PR FEE		B*	.50	
MAR 22 77	W DEED		B*	4.00	* 47.66