FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,900.58

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF April, 1977

Notary Public

MY COMMISSION EXPIRES: 2-25-81

(AFFIX SEAL)

BOOK 5134 PAGE 744

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Nickens (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	50-13-25
3181 Gwynnwood Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, Peggy J. Escue Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Nickens,

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. 44 on the Plan of Golden Valley Estates, Section I, as of record in Book 4175, page 142, Register's Office for said County.

BEING the same property conveyed to Peggy J. Escue, divorced by deed from Jack Williams and wife, Frances E. Williams of record in Book 4666, page 834, Register's Office for Davidson County, Tennessee. The said Peggy J.Escue having since married and being Peggy J.Escue Brown. This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantors herein to National Mortgage Company in the original principal amount of $19850.00, of record in Book 4666, page 836, Register's Office for Davidson County, Tennessee.

Charles N. Brown, husband of the above named Peggy J. Escue Brown, hereby joins in this conveyance for the purpose of releasing any and all of the rights he may have in and to the above described property especially his marital rights.

This is unimproved (X) improved ( ) property, known as 3181 Gwynnwood Drive, Nashville, Tennessee-
(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 hand s this 31st day of March, 19 77

Peggy J. Escue Brown
PEGGY J. ESCUE BROWN

Charles N. Brown
CHARLES N. BROWN

STATE OF TENNESSEE
Davidson County

BOOK 5134 PAGE 745

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy J. Escue Brown et vir Charles N. 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 31 day of March, 19 81

Commission expires 2-28-81

D L Waynick
Notary Public

D. L. WAYNICK NOTARY PUBLIC DAVIDSON COUNTY

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) (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 PEGGY J. ESCUE BROWN ET VIR

TO DEBORAH NICKENS

D 98069

IDENTIF. REFERENCE

APR 11 12 03 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR 11 77	CONV	21,900.58			
APR 11 77	S'TAX		B*	56.94	
APR 11 77	PR'FEE		B*	.50	
APR 11 77	W'DEED		B*	4.00	* 61.44

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.