This instrument prepared by:
James H. Hill, Attorney
320 Gallatin Rd. South
Madison, Tennessee

BOOK 5138 PAGE 151

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Helen Hawkins Brown	Same	
(NAME) 321 Cherry St	(NAME)	43-13
(STREET ADDRESS OR ROUTE NUMBER) Madison Tn 37115	(STREET ADDRESS)	288 Pd
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

MAIL

FOR AND IN CONSIDERATION of the sum of - - - - - NONE - - - - - - - - - - - - - - -

NONE Dollars,

and for love and affection and for other good and valuable consideration.

APR20F MISC B* 4.00 * 4.00

I, James Leo Brown, the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said Helen Hawkins Brown, the grantee, her (XXXXXX) heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 15, Block "D" , on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County.

SAID Lot No. 15 fronts 50 feet on the northerly side of Cherry Street and runs back between parallel lines 140 feet to a dead line.

Being part of the same property as conveyed to James Leo Brown, et ux, by warranty deed from Herbert Harry Cope, et ux, as of record in Book 2453, Page 491, Register's Office for Davidson County, Tennessee.

It being the express intention of the parties herein to abolish the estate of tenants by the entireties and to create a fee simple title in the grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ None

Subscribed and sworn to before me, this the 14th day of April 1977

Affiant James Leo Brown

My commission expires: 1-31-78 (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 grantee, and her (XXXXXX) (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, and her (XXXXXX) (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 14th day of April, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Leo 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,* James Leo Brown

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he has *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 14th *day of* April, *19*77

Louise Hall *Notary Public*

Commission expires 1-31-78

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

James Leo Brown

TO

Helen Hawkins Brown

D 99669

IDENTIF. REFERENCE

APR 20 1 10 PH '77

REGISTER
DAVIDSON COUNTY, TENN.

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