WARRANTY DEED

BOOK 5152 PAGE 559

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jan M. Brahms et ux	1st Federal Savings & Loan	Map 130-15
(NAME)	(NAME)	
4529 Wayland Drive	236 4th Avenue, North	Par. 61
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	Nashville, Tennessee	7DA-50980
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)

Dollars,

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to First Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 5016, page 682, Register's Office for Davidson County, Tennessee. The escrow account held in connection with this transaction is hereby transferred to the Grantees.

James F. Regnier and wife, Laura E. Regnier, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said Jan M. Brahms and wife, Ann Dee Brahms, Grantees, their

(successors), heirs and assigns,

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

Being Lot No. 13 on the Plan of Section II, Harpeth View Estates, of record in Book 2330, page 26, Register's Office for said County.

Beginning at a point in the westerly margin of Wayland Drive at the corner of this lot and of the subdivision of Harpeth View Estates, as of record in Book 1835, page 69, said Register's Office; thence westerly along the line of said subdivision 228.1 feet to a corner of Lot 14 of this subdivision; thence with the line between Lots 13 and 14, southerly 182.6 feet to the north margin of Wayland Court; thence with the margin of the same, easterly 216 feet to the beginning of a curve; thence around said curve, northeasterly 41 feet to the west margin of Wayland Drive; thence with the margin of the same, northerly 173.1 feet to the point of beginning.

Being the same property conveyed to James F. Regnier and wife, Laura E. Regnier, by deed from Joseph A. Coakley and wife, Jeanne M. Coakley of record in Book 5016, page 680, Register's Office for Davidson County, Tennessee.

* SEE BACK

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 26th day of May 19 77

Affiant

My commission expires: 1-19-81 (Affix Seal)

Notary Public

GASTON, N.C. NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 4529 Wayland Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Jan M. Brahms and wife, Ann Dee Brahms, 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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jan M. Brahms and wife, Ann Dee Brahms, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 26th day of May, 19 77 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JAMES F. REGNIER

LAURA E. REGNIER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marbut Glenn Gaston Jr, a Notary Public in and for said County and State, JAMES F. REGNIER and wife, LAURA E. REGNIER

the within named bargainorS, 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 26th day of May, 19 77.

Marbut Glenn Gaston
Notary Public

Commission expires 1-19-81

MARBUT GLENN GASTON JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

FILED FOR REGISTRATION
MAY 27 3 58 PM '77
REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

Marbut Glenn Gaston, Jr.
Suite 303, 4515 Harding Road
Nashville, Tennessee 37205

* This conveyance is subject to restrictive covenants of record in Book 1728, page 125 and 127, plan of record in Book 2330, page 26 all of record in the Register's Office for Davidson County, Tennessee, and 1977 property taxes which have been prorated and the Grantees assume in full.

CO 59 000.00	MO
WD 4.00	MS
TD	ST
CC	ST 153.40
MR	PF 50
UCC	TOTAL 157.90

WARRANTY DEED

FROM
JAMES F. REGNIER and wife,
LAURA E. REGNIER

TO
JAN M. BRAHMS and wife,
ANN DEE BRAHMS

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of
Title Associates, Inc.
Tennessee Agent of
USLIFE TITLE INSURANCE
Company of New York