This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. BROWN, ET UX (NAME:)	SAME (NAME)	
519 Fedders Drive (STREET ADDRESS OR ROUTE NUMBER)	BOOK 5157 PAGE 351 (STREET ADDRESS)	M.3
Madison, Tn. 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	25-53

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the grantees assuming a certain unpaid indebtedness of record in Book 4961, page 188, Register's Office for Davidson County, Tennessee, which grantees promise to pay and agree to hold grantor harmless from same,

CO 52,500	MO
WD 6.00	MS
TD	ST 136.50
CC	ST
MR	PF .50
UCC	TOTAL 143.00

TRAJAN H. CARNEY, single, hereinafter referred to as Grantor, *have bargained and sold, and by these presents do transfer and convey unto the said* JAMES R. BROWN AND WIFE, EDNA BROWN, hereinafter referred to as 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 the 10th Civil District of Davidson County, Tennessee, being described according to a copy of a survey dated November 9, 1971, made by Wayne S. Cooper, Surveyor, as follows:

BEGINNING at a spike in the center of Tinnin Road located in the original west boundary line of the 31.88-acre tract of land conveyed to Charles H. Diatikar and wife, by deed of record in Book 2734, page 39, Register's Office for said County; thence with said road; South 65° East 100 feet, South 36° 30' East 100 feet and South 10° East 100 feet to a spike in the center of said road; thence leaving said road with a new boundary line, North 51° 30' East 692.7 feet to a point in the original east boundary of aforesaid tract of land, thence South 5° 15' West 218 feet to a point; thence South 14° 30' East 229 feet to a point; thence South 51° 45' East 303 feet to a point; thence South 58° 30' East 318 feet to a point in the northerly margin of a private road; thence along the margin of said road, South 28° West 372 feet to a point in said Tinnin Road; thence with said road, North 47° West 145 feet to a point; thence South 45° West 420 feet to a point; thence North 46° 30' West 311 feet to a point; thence South 87° West 561 feet to a point at the original southwesterly corner of aforesaid tract of land; thence with the aforesaid original west boundary line, North 1° 45' West 985 feet to the beginning containing 25.38 acres, more or less.

BEING the same property conveyed to Trajan H. Carney by deed from Dean A. Wiegand and wife, Judith A. Wiegand, of record in Book 4961, page 185, 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 $ 52,500.00

Subscribed and sworn to before me, this the 1ST day of June, 19 77

Affiant

My commission expires: 3/15/81 (Affix Seal)

Notary Public

CAROLYN F. MAHONEY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

E 0 8 2 5 9

IDENTIF. REFERENCE

BOOK 5157 PAGE 352

JUN 9 3 07 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUN-97	CONV	52,500.00			
JUN-97	S'TAX		B*	136.50	
JUN-97	PR'FEE		B*	.50	
JUN-97	W'DEED		B*	6.00	* 143.00

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town)

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 I *do covenant with the said* grantees *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as appears of record.

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 1st *day of* June, *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.*

Trajan H. Carneiro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TRAJAN H. CARNEY, single

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

Witness my hand and official seal at Madison, Tennessee, this 15th day of June, 1977.

Carolyn T. Mahoney Notary Public.

Commission Expires 3/15/81

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission Expires _____.

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 _____.