WARRANTY DEED

BOOK 5166 PAGE 346

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur C. Brown et ux (NAME)	Fidelity Federal Sav. & Loan Assoc. (NAME)	Map 159-6
1220 Taggartwood Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 7
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	Nashville, TN (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 Fidelity Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4519, page 682, Register's Office for Davidson County, Tennessee.

THOMAS MARSHALL BARNES and wife, BEVERLY P. BARNES, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said ARTHUR C. BROWN and wife, ALPHA F. BROWN, Grantees, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Taggartwood, as of record in Book 4175, page 60, Register's Office for said County, described as follows:

Beginning on the southerly margin of Taggartwood Road, at the corner of Lots Nos. 23 and 24; thence with the line between said two lots South 1° 27' East 67.2 feet; thence South 88° 32' West 401.87 feet; thence North 4° 29' West 260 feet to the corner of Lots Nos. 22 and 23; thence with the line between said two lots south 72° 59' East 388.16 feet to the westerly margin of Taggartwood Road; thence with the same with a curve southeasterly 94.66 feet to the beginning.

Being the same property conveyed to Thomas Marshall Barnes and wife, Beverly P. Barnes, by deed from Haury and Smith Contractors, Inc. of record in Book 4519, page 680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4173, page 193, Book 4352, page 72 and Book 4175, page 60, and limitations on the Plan of record all of record in the Register's Office for Davidson County, Tennessee and 1977 property taxes assumed in full by the Grantees. Plan of record in Book 4175, page 60, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 82,000.00

Subscribed and sworn to before me, this the 30th day of June 19 77

Affiant

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

Notary Public

This is unimproved ( ) improved (X) property, known as 1220 Taggartwood Dr. (House Number) (Street) Brentwood, 37027 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 ARTHUR C. BROWN and wife, ALPHA F. BROWN, 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* ARTHUR C. BROWN and wife, ALPHA F. BROWN, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 29th ~~30th~~ *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.*

Thomas Marshall Barnes
THOMAS MARSHALL BARNES

Beverly P. Barnes
BEVERLY P. BARNES

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marbut Glenn Gaston Jr. *, a Notary Public in and for said County and State,* Thomas Marshall Barnes and wife, Beverly P. Barnes

*the within named 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* 29th *day of* June *, 19* 77

Marbut Glenn Gaston, Jr. *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 1-19-81

STATE OF TENNESSEE }
COUNTY OF }

JUL-1 '77 CONV 87,000.00
JUL-1 '77 STAX B* 213.20
JUL-1 '77 RECD B* 4.00 * 217.70

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 Rd.
Nashville, TN 37205

E 12289

IDENTIF. REFERENCE

JUL 1 1 54 PM '77

FELIX Z [illegible] REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
THOMAS MARSHALL BARNES and wife,
BEVERLY P. BARNES

TO
ARTHUR C. BROWN and wife,
ALPHA F. BROWN

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