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

BOOK 5181 PAGE 318

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RUSS ALTMAN (NAME)	Guaranty Mortgage Company Division	Map 130-6
138 Brookfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	10th Floor (NAME) First American Center (STREET ADDRESS)	Parcel 6
Nashville, Tennessee 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37238 (CITY) (ZONE) (STATE)	7 D 32470

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,

BOBBY J. BEENE AND WIFE, WYLNA M. BEENE, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said RUSS ALTMAN, single, hereinafter referred to as Grantee, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 5 of Block "F" on the Plan of the Second Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 5 fronts 100 feet on the northerly side of Brookfield Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Bobby J. Beene and wife, Wylna M. Beene, by deed from Raymond L. Simon and wife, Marilyn G. Simon, of record in Book 3649, page 209, Register's Office for Davidson County, Tennessee.

AUG-8?? CONV 46,400.00
AUG-8?? S'TAX B* 120.64
AUG-8?? PR'FEE B* .50
AUG-8?? W'DEED B* 4.00 * 125.14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 46,400.00

Affiant

Subscribed and sworn to before me, this the 4th day of August 19 77

Notary Public

My commission expires: May 30, 1979 (Affix Seal)

This is unimproved (XX) improved property, known as 138 Brookfield Avenue, Nashville, Tennessee 37215 (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, his *(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,* except for 1977 Taxes, which have been prorated and assumed by the Buyer.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* August, 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.*

Bobby J. Beene
Wylna M. Beene

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY J. BEENE AND WIFE, WYLNA M. BEENE, 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 Madison Tennessee, this 3rd day of August, 19 77.

Carolyn F. MaHoney
Notary Public

Commission expires 3/15/81

CAROLYN F. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

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

BOBBY J. BEENE, ET UX

TO

RUSS ALTMAN

E 19069

IDENTIF. REFERENCE

AUG 8 2 33 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

Return to: George E. Mudter, Jr.; Atty.=
Suite 254 Brentwood Highlands
783 Old Hickory Blvd.
Brentwood, Tennessee 37027