This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5236 PAGE 963

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cecil Clifford Brake, et ux	The Chamberlain Company	Map 158-2
(NAME)	(NAME)	
6240 Hillsboro Road	620 Lindsay Street	Parcel 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Chattanooga, Tennessee 37403	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Cecil Clifford Brake and wife, Vera Morris Brake and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, George N. Welch, III and wife, Carolyn C. Welch,

have this day bargained and sold, and do hereby transfer and convey unto the said Cecil Clifford Brake and wife, Vera Morris Brake,

their *(successors), heirs and assigns,*

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

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture eleven acre tract lying on the east side of Hillsboro Pike and described as follows:
Beginning at an iron pin on the north boundary of the Goodpasture tract, said pin being 317.3 feet measured along the north boundary from the northeast corner of said Goodpasture tract; thence south 0 deg. 21' east 387.1 feet to an iron pin on the south boundary of the Goodpasture tract, it being 321.3 feet measured along the south boundary from the southeast corner of the Goodpasture tract; thence north 86 deg. 00' west with the said south boundary, 226 feet to a point, thence north 0 deg. 21' west 387.1 feet to a point on the north boundary of the Goodpasture tract; thence South 86 deg. 00' east with said north boundary 226 feet to the point of beginning.

Being the same property conveyed to George N. Welch, III and wife, Carolyn C. Welch, by deed from Charles M. Everhart and wife, Catherine Pruyn Everhart, of record in Book 5053, page 201, said Register's Office.

This conveyance is made subject to easement for any and all water and gas mains and other utilities that may cross the land in question serving other property; together with rights to others in and to the use of an easement for ingress and egress to Hillsboro Road on a strip of land 30 feet in width along the north margin of said lot, of record in Book 2924, page 59, 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 $145.00

Subscribed and sworn to before me, this the 22nd day of December 19 77

Affiant

My commission expires: 8/12/81 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 6240 Hillsboro Road (House Number) (Street) Nashville, Tennessee 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 Cecil Clifford Brake and wife, Vera Morris Brake, 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, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Cecil Clifford Brake and wife, Vera Morris Brake, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd *day of* December, 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.*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Doris E. Moran, *a Notary Public in and for said County and State,* George N. Welch, III and wife, Carolyn C. Welch,

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* 22nd *day of* December, *19* 77.

Doris E Moran
Notary Public

Commission expires 8/12/81

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.....

DEC27 77 CONV 90,000.00
DEC27 77 CONV 55,000.00
DEC27 77 S'TAX B* 377.00
DEC27 77 PR'FEE B* .50
DEC27 77 W'DEED B* 4.00 * 381.50

WARRANTY DEED

FROM

George N. Welch, III et ux

TO

Cecil Clifford Brake, et ux

E 43352

IDENTIF. REFERENCE

DEC 27 11 59 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238