WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
102-4-193	Paul Kenneth Brown Barbara Ann Brown	Mortgage Corporation of the South 2119 Sixth Avenue, North Birmingham, AL 35202
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 101654
6DA-42701	405 Mercomatic Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAN-9 78	CONV	34,900.00			
JAN-9 78	S'TAX		B*	90.74	
JAN-9 78	PR'FEE		B*	.50	
JAN-9 78	W'DEED		B*	4.00	* 95.24

Walter N. Carney and wife, Mary S. Carney

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul Kenneth Brown and wife, Barbara Ann Brown

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lo no. 762 of Charlotte Park Subdivision, Section 22, of record in Book 3700, Pages 67 and 68, Register's Office for Davidson County, Tennessee. SAID Lot No. 762 fronts 86 feet along the northerly margin of Mercomatic Drive and runs back 165 feet on the westerly line and 162 feet on the easterly line to a broken line at the rear measuring 55.9 feet thereon.

BEING the same property conveyed to Walter N. Carney and wife, Mary S. Carney, by deed from Alvin W. Terrell & Son, Inc., of record in Book 4127, Page 461, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 4th day of January, 19 78.

Walter N. Carney

Mary S. Carney

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me, The Undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Walter N. Carney and wife, Mary S. Carney the 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, the 4th day of January, 1978.

Notary Public

My commission expires: 4-23-78

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 34,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1978

MY COMMISSION EXPIRES 4-23-78 (AFFIX SEAL) Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

E 45199

WARRANTY DEED

FROM Walter N. Carney

TO Mary S. Carney

Paul Kenneth Brown

Barbara Ann Brown

IDENTIF. REFERENCE

JAN 9 9 28 AM '78

FELIX [illegible] REGISTER DAVIDSON [illegible] TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires:

Notary Public