BOOK 5244 PAGE 602

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James J. Brown & Wife, Mildred M. Brown		Map 105-16
(NAME)	(NAME)	
415 Barrywood Drive	Owners	Par. 197
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		6 DA 22430
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Twenty-one Thousand Four Hundred & NO/100 ($21,400.00) DOLLARS of which $2,978.60 has been paid in cash by the Grantees hereinafter named, the receipt of which is hereby acknowledged and for the remainder the said Grantees hereby assume and agree to pay the unpaid principal balance of $18,421.40 on a promissory note dated March 3, 1976 in the original principal sum of $21,300.00, with interest as therein provided secured by vendors lien in an installment deed from Ida B. Overton and husband, B.F. Overton, to Imperial Sales & Service , Inc., of record in Book 5002, page 518, Register's Office for Davidson County, Tennessee, we Imperial Sales & Service Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said James J. Brown & Wife, Mildred M. Brown

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 34 on the Map of John H. Canaday's Subdivision of West Lawn, as of record in Book No. 332, page 90, Register's Office for said County.

Said part of Lot No. 34 fronts 70 feet on the southerly side of Napoleon Street, and runs back 104.5 feet, more or less, on the easterly line, and 143 feet, more or less, on the westerly line with the easterly margin of Canaday Avenue to a dead line, measuring 74.5 feet thereon.

Being the same property conveyed to Imperial Sales & Service, Inc. by deed from Ida B. Overton and husband, B.F. Overton of record in Book 5002, page 518, said Register's Office.

JAN 18 78	CONV	21,400.00			
JAN 18 78	S'TAX		B*	55.64	
JAN 18 78	PR'FEE		B*	.50	
JAN 18 78	W'DEED		B*	4.00	* 60.14

unimproved ( )
This is improved (X) property, known as 406 Napoleon Avenue (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our 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.

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.

Witness our hands this Third day of January, 19 78.

Attest: IMPERIAL SALES & SERVICE INC.

Tom W. Moore
Tom W. Moore, Secretary

by: James J. Brown
James J. Brown, President

STATE OF TENNESSEE
COUNTY OF _____

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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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared James J. Brown and Tom W. Moore with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary respectively of the Imperial Sales & Service, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said James J. Brown as such President and attesting the same by the said Tom W. Moore as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of January, 19 78. Jean L. Moore Notary Public

Commission expires March 8, 1980

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,400.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mildred M. Brown

Sworn to and subscribed before me
this 3rd day of January, 19 78.

My commission expires March 8 1980 Notary Public Jean L. Moore

This instrument was prepared by:

Leroy J. Ellis III, Attorney, 421 Charlotte Ave, Nashville, Tennessee

Name Address

WARRANTY DEED

FROM

TO

E 46711

IDENTIF. REFERENCE

JAN 18 3 16 PM '78

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219