WARRANTY DEED

BOOK 5246 PAGE 50

FROM LARRY JONES AND GLORIA A. JONES AND D\B\A REGENCY HOMES

ADDRESS NEW OWNER(S) AS FOLLOWS:	ROBERT WAYNE BROWN, JR., AND CHERYL L. BROWN HIS WIFE 204 SHADOWLAWN COURT HERMITAGE, TENNESSEE 37076
SEND TAX BILLS TO:	FIRST AND MID-SOUTH MORTGAGE COMPANY P.O. BOX 2568 NASHVILLE, TENNESSEE 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 PARKWAY TOWERS NASHVILLE, TENNESSEE 37219
MAP-PARCEL NOS:	76-5-58

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,400.00 Affiant Robert Wayne Brown

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF JANUARY, 1978

Thomas D. Gupton NOTARY PUBLIC

My Commission Expires Nov 12, 1980

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS AND No\100 ($10.00) DOLLARS

CASH IN HAND PAID BY ROBERT WAYNE BROWN, JR. AND WIFE, CHERYL L. BROWN, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

LARRY JONES AND GLORIA A. JONES AND D\B\A REGENCY HOMES GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

ROBERT WAYNE BROWN, JR., AND CHERYL L. BROWN HIS WIFE

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF HIDDEN HILL, OF RECORD IN BOOK 4860, PAGE 43, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 53 FRONTS 50 FEET ON THE WESTERLY SIDE OF SHADOW-LAWN COURT AND EXTENDS BACK 132.12 FEET ON THE SOUTHERLY LINE AND 95.94 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR WHICH IS A BROKEN LINE MEASURING 160.23 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LARRY JONES, D\B\A REGENCY HOMES BY DEED FROM JOHN HINSON, TRUSTEE, OF RECORD IN BOOK 5173, PAGE 567, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JAN25'78	CONV	34,400.00			
JAN25'78	S'TAX		B*	89.44	
JAN25'78	PR'FEE		B*	.50	
JAN25'78	W'DEED		B*	4.00	* 93.94

Fee #2

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

unimproved ( )
This is improved (X) property, known as 204 (Number) SHADOWLAWN (Street) COURT, HERMITAGE (City), TENNESSEE (State) 37076 (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ROBERT WAYNE BROWN, JR., AND CHERYL L. BROWN HIS WIFE THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said ROBERT WAYNE BROWN, JR., AND CHERYL L. BROWN HIS WIFE 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 except of record.

AND WE, LARRY JONES AND GLORIA A. JONES AND D\B\A REGENCY HOMES do(es) further covenant and bind OURSELVES, OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said ROBERT WAYNE BROWN, JR., AND CHERYL L. BROWN HIS WIFE THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 25TH day of JANUARY, 1978

LARRY JONES

GLORIA A. JONES

{STATE OF TENNESSEE; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named LARRY JONES, GLORIA A. JONES, D\B\A REGENCY HOMES

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City) TENNESSEE (State)

this 25 day of JANUARY 1978.

Nov 12, 1980
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

E 47459 IDENTIFICATION REFERENCE JAN 25 12 59 PM '78 FELIX Z. WILSON CLERK & MASTER DAVIDSON COUNTY, TENN.