(1)

BOOK 5257 PAGE 344

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RALPH H. SPENCE	RALPH H. SPENCE	54-10
(NAME)	(NAME)	12
104 KENNETT RD.	105 CHERRY BRANCH LANE	BH
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TN 37138	OLD HICKORY, TN 37138	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

This Instrument Was Prepared By

Wesley Pedigo, Jr.

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

We, Herman E. Brown, Sr. and wife, Maryadelle C. Brown and Herman Eugene Brown, Jr. and wife, Susan Owens Brown

have this day bargained and sold, and do hereby transfer and convey unto the said

Ralph H. Spence and wife, Mary E. Spence

their ~~XXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 296 on the Plan of Brandywine Farms, Sec. 17 as of record in Book 4860, page 70, Registers Office for said County.

Said Lot No. 96 fronts 97.5 feet on the northerly margin of Cherry Branch Lane and extends back 375.0 feet on the westerly line and 355.4 feet on the easterly line to a line in the rear on which it measures 227.0 feet thereon.

Being the same property conveyed to Herman E. Brown, Sr. and wife, Maryadelle C. Brown and Herman Eugene Brown, Jr. and wife, Susan Owens Brown by deed of record in Book 3899, page 497, Register's Office for Davidson County, Tennessee.

Pursuant to an order of the County Court of Davidson County, Tennessee, recorded in Minute Book 243, page 615, County Court Clerk's Office of Davidson County, Tennessee, Maryadelle C. Brown as conservator for her husband, Herman E. Brown, Sr. joins in the execution of this instrument for the purpose of transferring to grantee any and all right, title and interest of Herman E. Brown, Sr. in the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me, this the 27 day of January, 1978

Affiant

My commission expires: 7-17-81 (Affix Seal)

Notary Public

R. J. HOOPER NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved ( ) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City) Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Ralph H. Spence and wife, Mary E. Spence

their ~~XXXXX~~

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

Ralph H. Spence and wife, Mary E. Spence, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hands this 27th day of January, 19 78 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Herman Eugene Brown, Jr.

Herman E. Brown, Sr.

By: Herman E. Brown SR. Maryadelle C. Brown, Conservator

Susan Owens Brown

Maryadelle C. Brown

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* the within named Maryadelle C. Brown both individually and as conservator for her husband, Herman E. Brown, Sr. and Herman Eugene Brown, Jr. and wife, Susan Owens Brown *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 Nashville, [illegible] *Tennessee, this* 27 *day of* February, *19* 78

[illegible]
Notary Public

EARL MOORE JR. NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

Commission expires 7-22-78

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 .....

FEB28 78	CONV	38,000.00			
FEB28 78	S'TAX		B*	98.80	
FEB28 78	PR'FEE		B*	.50	
FEB28 78	W'DEED		B*	4.00	* 103.30

E 52488

IDENTIF. REFERENCE

FEB 28 11 07 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
HERMAN E. BROWN, SR., ET UX, ET AL

TO
RALPH H. SPENCE, ET UX

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

REDICO & SAUNDERS