WARRANTY DEED

BOOK 5259 PAGE 818

FROM: Harold Morgan Brackett, Sr. and wife, Ruth Corn Brackett

TO: Ming Gan Louie and wife, Lynn W. Louie

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
18th Floor, Third National Bank Bldg.
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Ming Gan Louie and Lynn W. Louie 1795 N. Dallatin Road Madison, Tennessee 37115	Same	341-146
		Field Book Numbers
		G009291

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,200.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7th day of March, 19 79.

Notary Public

My Commission Expires: May 24, 1980

FOR AND IN CONSIDERATION OF the sum of Forty-Five Thousand Two Hundred ($45,200) Dollars, we have bargained and sold, and by these presents do transfer and convey unto the said Ming Gan Louie and wife, Lynn W. Louie, their 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. 54 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County.

Said Lot No. 54 fronts 247 feet on the southeasterly side of Meadow Lark Lane and extends back 193.6 feet on the northeasterly line and 141.3 feet on the southeasterly line to a dead line, measuring 195.3 feet thereon.

Being the same property conveyed to Harold Morgan Brackett, Sr. and wife, Ruth Corn Brackett, by Henry B. Baker and wife, Mary Gregory Baker, of record in Book 3809, page 584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 2331, page 64, said Register's Office, showing an Owner's Certificate, certain setback lines, and certain easements; to an easement for sewers of record in Book 4363, page 19, said Register's Office; to 1978 taxes, which have been prorated and assumed by the Grantees; and to rights of parties in possession.

This is improved property, known as 814 Meadow Lark Drive, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ming Gan Louie and wife, Lynn W. Louie, their heirs, successors, and assigns, forever.

And we do covenant with the said Ming Gan Louie and wife, Lynn W. Louie 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 as otherwise noted.

And we do further covenant and bind ourselves, our heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said Ming Gan Louie and wife, Lynn W. Louie, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 7th day of March, 19 78.

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IDENTIF. REFERENCE

MAR 7 10 42 AM '78
FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TENN.

Harold Morgan Brackett, Sr.

Ruth Corn Brackett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary B Cooper, a Notary Public in and for said County and State, the within named Harold Morgan Brackett, Sr. and wife, Ruth Corn Brackett, the 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 , Tennessee, this 7th day of March, 19 78.

Mary B Cooper
Notary Public

My Commission Expires
February 24, 1980

DAVIDSON COUNTY, TENN. NOTARY PUBLIC COOPER

MAR-78	CONV	45,200.00			
MAR-78	S'TAX		B*	117.52	
MAR-78	PR'FEE		B*	.50	
MAR-78	W'DEED		B*	4.00	* 122.02