WARRANTY DEED

BOOK 5260 PAGE 25

FROM ROBERT I. TIPTON AND WIFE, SHARRON TIPTON

ADDRESS NEW OWNER(S) AS FOLLOWS:	H. JACKSON BROWN, JR. 4009 Navaho Trail Nashville, Tennessee	
SEND TAX BILLS TO:	COMMERCE UNION BANK One Commerce Place, P.O. Box 2546 Nashville, Tennessee 37219	
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219	MAP-PARCEL NOS: 178-15 142

{STATE OF TENNESSEE COUNTY OF ....DAVIDSON.....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..31,400.00..... Affiant .....

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...7th..day..of..March....1978.

Thomas A. Gupton
NOTARY PUBLIC

DATE COMMISSION EXPIRES 12-5-78

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ..---------- TEN DOLLARS ----------.

---------- ($10.00) ----------DOLLARS

Cash in hand paid by H. Jackson Brown, Jr., and other good and valuable considerations, receipt of which is hereby acknowledged, and the agreement by the said H. Jackson Brown, Jr. to assume and agree to pay the unpaid balance of a loan in the original principal amount of $ 28,200.00 with Commerce Union Bank, secured by a deed of trust of record in Book 5176, page 823, Register's Office for Davidson COunty, Tennessee, payable in conformity with the terms and conditions stated therein.

ROBERT I. TIPTON AND WIFE, SHARRON TIPTON,
.....GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

H. JACKSON BROWN, JR., GRANTEE.....

.....HIS..... 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. 16 on the Plan of Apache Hills, Section 5, Part 2, of record in Book 5050, page 36, Register's Office for said County.

Said Lot No. 16 fronts 71.60 feet on the westerly margin of Navaho Trails and extends back 110.51 feet on the northerly line and 113.17 feet on the southerly line to a dead line in the rear measuring 71.65 feet thereon.

Being the same property conveyed to Robert I. Tipton and wife, Sharron Tipton by deed from Redi-Built Products, Inc., of record in Book 5176, page 821, Register's Office for Davidson County, Tennessee.

RETURN TO FILE 2

unimproved ( )
This is improved (X) property, known as 4009 Navaho Trails, Nashville, Tennessee
Number Street City State 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 ...GRANTEE..... ...HIS... heirs, successors and assigns, forever.

AND ...WE... do covenant with the said ...GRANTEE... 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, GRANTORS... 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 ...GRANTEE... HIS... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ...OUR... hand ...S... this ...7th... day of ...MARCH..., 19...78...

Robert I. Tipton
ROBERT I. TIPTON

Sharron Tipton
SHARRON TIPTON

5368.3
IDENTIF. REFERENCE
MAR 7 3 23 PM '78
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

{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 ...
ROBERT I. TIPTON AND WIFE, SHARRON TIPTON
...

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, TENNESSEE... City State

this ...7... day of ...MARCH... 19...78

THOMAS D. GUPTON NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

...NOV 12, 1980... Commission Expires

Thomas D. Gupton 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: CONV 31,400.00 STATE: 81.64
MAR-7 78 S'TAX B* .50
this ... day of ... MAR-7 78 PR'FEE B* 4.00 * 86.14 19...
MAR-7 78 W'DEED

... Commission Expires ... Notary Public

(AFFIX SEAL)