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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 18,000.00

x Mai Brevard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF March 19 78

Maura M. Almany
Notary Public

MY COMMISSION EXPIRES: May 26, 1978

(AFFIX SEAL)

Mail ✓

THIS INSTRUMENT WAS PREPARED BY

Almany Realtors (NAME) 273 W. Main St. Hendersonville, Tn. 37075 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Brevard, et ux (NAME)	Same (NAME)	Map 33
1201 Saunders Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 171
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Fifteen ($15.00)

FOR AND IN CONSIDERATION OF THE SUM OF ~~XXX~~ DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clarence W. Russell and wife, Sarah A. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Brevard and wife, Mai Brevard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 11th Civil District of Davidson County, Tennessee, being Tract 4 on the survey of Irene Day Land, described according to a survey made by Ralph Lambert & Son, Surveyors, dated September 6, 1972, and revised April 21, 1975, as follows:

Said Tract 4 fronts 205.38 feet on the east margin of Campbell Road and extends back 596.0 feet on the south line, and 573.21 feet on the north line, which is a broken line to a line on the rear on which it measures 250.0 feet.

Being the same property conveyed to Clarence W. Russell and wife, Sarah A. Russell by deed from Edward B. Benzon and wife, Shirley Benzon of record in Book 5080, Page 765, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in deed of record in Book 4910, Page 462, said Register's Office.

This is unimproved (X) improved ( ) property, known as Tract # 4 (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Wherever 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 hand s this 16th day of March, 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.

x Clarence W. Russell

XX x Sarah A. Russell

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence W. Russell and wife SARAH A. Russell

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 Madison, Tennessee, this 16 day of March 19 78.

Commission expires May 20, 1978

Marvin M. Abney
Notary Public

STATE OF TENNESSEE
County of _____

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath acknowledged himself to be the _____ of the _____ the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
CLARENCE W. RUSSELL ET UX
SARAH A. RUSSELL

TO
JOE BREVARD ET UX
MAI BREVARD

E 5 5 3 3 2

IDENTIF. REFERENCE

MAR 20 8 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

MAR 20 78	CONV	18,000.00				
MAR 20 78	S'TAX		B*	46.80		
MAR 20 78	PR'FEE		B*	.50		
MAR 20 78	W'DEED		B*	4.00	*	51.30