WARRANTY DEED

BOOK 5272 PAGE 738

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75270.58

Lois Irene Malloy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 1978.

Jean Robinson
Notary Public

MY COMMISSION EXPIRES: 11/8/78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William G. Traber, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lois Irene Malloy (NAME)	FIDELITY FEDERAL S & L (NAME)	84-14
218 Amherst Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 107
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3D 41940

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gerald Britian Brown and wife Laurie S. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lois Irene Malloy, a single person

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:

Being Lot No. 73 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 80 feet on the westerly side of Amherst Drive and runs back 149.1 feet on the northerly line and 151.2 feet on the southerly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Gerald Britian Brown and wife Laurie S. Brown by deed from Claude W. Gwin and wife, Corine S. Gwin of record in Book 4905, Page 60, Register's Office for Davidson County, Tennessee.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated April 16, 1975 and filed for record in the Register's Office for Davidson County, Tennessee in Book 4905, Page 62 and note of even date in the original principal amount of $23,900.00 payable to Noel-Palmer Mortgage Company, Inc., which debt the Grantee herein assumes and agrees to pay as part payment of the purchase price.

*(over)

This is unimproved ( ) improved (X) property, known as 218 (House Number) Amherst Drive (Street) Nashville, TN 37214 (P. O. Address) (City or Town) (Postal 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 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 hands this 11th day of April, 1978

Gerald Britian Brown

Laurie S. Brown

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 Gerald Britian Brown and wife Laurie S. Brown

the bargainor S 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, Tennessee this 11th day of April, 1978

Commission Expires 11/18/78 Notary Public

STATE OF
County

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 / their several oaths } acknowledged { himself / themselves } to be the and respectively of the the within named bargainor, a corporation, and that { he / they } as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such and attesting the same 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

The Grantee further hereby assumes the obligations of Grantors under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurnace.

E 595 L 6

IDENTIF. REFERENCE

APR 13 8 45 AM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

APR 13 78	CONV	35,270.58		
APR 13 78	S TAX		B* 91.78	
APR 13 78	PR FEE		B* .50	
APR 13 78	W DEED		B* 4.00	* 96.28

WARRANTY DEED

FROM GERALD BRITIAN BROWN ET UX

TO LOIS IRENE MALLOY

TITLE INSURED BY POLICY NUMBER:

The Title Associates, Inc. Livery of Seisin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York

Mail to:

P. O. Box 22
Nashville, Tenn. 37214