# WARRANTY DEED

THIS INSTRUMENT PREPARED BY
SHELTON HATCHER, ATTORNEY
HENDERSONVILLE, TENN.

J. B. RIPPY REG. SUMNER COUNTY, TENN.
RECORDING $ 1.00
STATE TAX $ 158.60
REG. FEE $ .50
TOTAL $ 1.30
RECPT. NO. 129461

STATE OF TENNESSEE }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000

C. Hoyt Brown Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF May, 1978.

Shelton Hatcher
Notary Public

MY COMMISSION EXPIRES: 12-16-81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Shelton Hatcher, Attorney, 919 W. Main St., Hendersonville, TN 37075
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| C. Hoyt Brown et. ux. Christine S. (NAME) | Security Pacific Mortgage Corp. (NAME) | 150-2 |
| Lot 65, Lake Terrace Dr. (STREET ADDRESS OR ROUTE NUMBER) | 2460 West 26th Avenue (STREET ADDRESS) | Par. 80 pc |
| Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP) | Denver, Colorado 80211 (CITY) (STATE) (ZIP) | 2D 62891 |

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, A. J. JOHNSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. HOYT BROWN and wife, CHRISTINE S. BROWN,

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 Davidson County, Tennessee, being Lot No. 65, on the Plan of Castlegate Subdivision, Section 2-A, as of record in Plat Book 5200, Page 9, re-recorded in Plat Book 5200, Page 10, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

BEING part of the same property conveyed to A. J. Johnson by Deed from K & W, Inc. of record in Deed Book 5224, Page 988, Register's Office for Davidson County, Tennessee, and being further conveyed to Grantor herein by Deed of record in Book 5278, Page 577, Register's Office for Davidson County, Tennessee.

MAY 9 1978 at 11:20 REC'D Deed 395 PAGE
J. B. RIPPY REGISTER SUMNER COUNTY TENN

| | | | | |
|---|---|---|---|---|
| MAY 11 78 | CONV | 61,000.00 | | |
| MAY 11 78 | S'TAX | | B* 158.60 | |
| MAY 11 78 | PR'FEE | | B* .50 | |
| MAY 11 78 | W'DEED | | B* 4.00 | * 163.10 |

This is unimproved ( ) improved (X) property, known as Lot 65, Lake Terrace Drive, Nashville, TN
(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, 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 my hand this day of May, 1978

A. J. JOHNSON

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, SHELTON HATCHER, a Notary Public in and for said County and State, the within named A. J. JOHNSON

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 2nd day of May, 1978

Commission Expires 12-16-81

Shelton Hatcher
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

E 64860

IDENTIF. REFERENCE

MAY 11 1 14 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY, TENNESSEE
Filed for record
11:30 o'clock A. M.
5-11-78
Register
Deed
Book 395 Page
J. B. RIPPY, Register

WARRANTY DEED

FROM

A. J. JOHNSON

TO

C. HOYT BROWN and wife,

CHRISTINE S. BROWN

TITLE INSURED BY POLICY NUMBER:

THIS INSTRUMENT PREPARED BY
SHELTON HATCHER, ATTORNEY
BOX 873
HENDERSONVILLE, TENNESSEE 37075

Title Associates, Inc.
Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York