BOOK 5284 PAGE 594

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie W. Brewer, et ux	First Federal S&L Assn.	
(NAME)	(NAME)	94-8-54
(STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue, North	
(CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) Nashville, Tennessee (CITY) (STATE) (ZIP)	

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~~ I. James E. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie W. Brewer and wife, Barbara Y. Brewer

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. 69 on the Plan of Clover Nook, of record in Book 2900, pages 51 and 52, Register's Office for said County.

Said lot fronts 162.0 feet on the southerly margin of Clovernook Drive and extends back 329.1 feet on the easterly line and 318.6 feet on the westerly line to a dead line in the rear on which it measures 84.4 feet.

Being part of the same property conveyed to James E. Adams by deed from C. C. Adams and James E. Adams, of record in Book 3829, page 12, Register's Office for said County.

The above property is subject to 1978 Metropolitan Government taxes, which have been prorated, and to any easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 252 Clovernook Drive, Nashville, Tennessee
(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, successors, assigns 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 11th day of May, 1978

James E. Adams

Form 3

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, Bobbie N. Murphy, a Notary Public in and for said County and State, the within named James E. Adams, 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 Nashville, Tennessee this 11th day of May, 1978.

Commission Expires: 10-18-81

Bobbie N. Murphy
Notary Public

BOBBIE N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE

STATE OF)

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, 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 day of , 19 .

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
James E. Adams

TO
Jackie W. Brewer and wife,
Barbara Y. Brewer

E 64904

IDENTIF. REFERENCE

MAY 11 2 35 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

File 1st Fed.

MAY 11 78	CONV	60,200.00			
MAY 11 78	S'TAX		B*	156.52	
MAY 11 78	PR'FEE		B*	.50	
MAY 11 78	W'DEED		B*	4.00	* 161.02

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 60,200.00.

Jackie W Brewer
Affiant

Subscribed and sworn to before me this 11th day of May, 1978.

My Commission Expires: 10-18-81

Bobbie N. Murphy
Notary Public

BOBBIE N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE