This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5286 PAGE 800

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DeWayne A. Brown, et ux	First Tennessee Bank N. A. Memphis	Map 119-5
(NAME) 221 Lutie Street	(NAME) P. O. Box 474	Parcel 283
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37239	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

cash in hand paid by DeWayne A. Brown and wife, Debra C. Brown and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, W. P. Fults and wife, Eliza Jane Fults,

have this day bargained and sold, and do hereby transfer and convey unto the said DeWayne A. Brown and wife, Debra C. Brown,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being the easterly 26 feet of Lot No. 63 and all of Lot No. 64 on the Map of the Resubdivision of Block 23 and 24 and parts of Block Nos. 26 and 27, Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for said County.

Said part of Lot No. 63 and all of Lot No. 64 front together 81 feet on the southerly side of Lutie Street and run back between parallel lines 179 feet to an alley.

Being the same property conveyed to W. P. Fults and wife, Eliza Jane Fults, by deed from Bobby Joe Lindsey and Ruby Lee Lindsey, of record in Book 5225, page 322, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,700.00

Subscribed and sworn to before me, this the 16th day of May 19 78

My commission expires: 7/25/81 (Affix Seal)

Affiant: X DeWayne A Brown

Notary Public: Jim D. Dies, Jr.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved ( ) property, known as 221 Lutie Street, Nashville, Tennessee 37239 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said DeWayne A. Brown and wife, Debra C. Brown, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* DeWayne A. Brown and wife, Debra C. Brown, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* May, 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.*

W. P. Fults

Eliza Jane Fults

Eliza Jane Fults

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, undersigned, *a Notary Public in and for said County and State,* W. P. Fults and wife, Eliza Jane Fults,

*the within named 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* 16th *day of* May, *19*78.

Jim D. Dies, Jr. Notary Public

JIM D. DIES, JR. NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 7/25/81

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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* ....of the....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* ....day *of* ....., *19*.....

.....Notary Public

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 234067

WARRANTY DEED

FROM
W. P. Fults et ux

TO
DeWayne A. Brown et ux

MAY 17 78	CONV	23,700.00				
MAY 17 78	S'TAX		B*	61.62		
MAY 17 78	PR'FEE		B*	.50		
MAY 17 78	W'DEED		B*	4.00	*	66.12

E 6 5 9 0 9

IDENTIF. REFERENCE

MAY 17 1 25 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238