BOOK 5294 PAGE 398 78-5-54

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 1978.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 908 FIDELITY FEDERAL BUILDING, NASHVILLE, TN. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN H. BROWN ETUX (NAME)	MERCANTILE MORTGAGE COMPANY (NAME)	96-13-22
433 HENEY DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O.BOX 104569 (STREET ADDRESS)	3DZ 20610
NASHVILLE, TENNESSEE (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI (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, DOROTHY W. LAYNE, GARRETT and husband, H. M. GARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN H. BROWN AND WIFE, GLADYS L. 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:

BEING Lot No. 95 on the Plan of Perry Heights of record in Book 2900, page 18, said Register's Office, described as follows:

SAID Lot No. 95 fronts 90 feet on the southeasterly side of Heney Drive and extends back 142 feet on the northeasterly line and 98 feet on the southwesterly line to a dead line in the rear measuring 100.2 feet thereon.

BEING the same property conveyed to Dorothy W. Layne, A Widow, by deed from J. Tom Sawyer and wife, Sandra W. Sawyer, of record in Book 4218, page 342, said Register's Office.

H. M. Garrett, the husband of the above named Dorothy W. Layne Garrett, joins in this conveyance for the purpose of releasing any rights he may have in the above property, especially his marital rights.

This conveyance is subject to restrictive covenants of record in Book 2928, page 445, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved ( ) unimproved (X) property, known as 433 Heney 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 our hand s this 24th day of May, 19 78

Dorothy W. Layne Garrett — H. M. Garrett

DOROTHY W. LAYNE GARRETT — H. M. GARRETT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOROTHY W. LAYNE, GARRETT and H. M. GARRETT'S

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 24th day of May, 1978

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

FILE IN BOX 4

WARRANTY DEED

FROM

DOROTHY W. LAYNE, GARRETT

and husband, H. M. GARRETT

TO

STEPHEN H. BROWN AND WIFE,

GLADYS L. BROWN

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IDENTIF. REFERENCE

JUN 6 9 04 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-6 78	CONV	34,900.00			
JUN-6 78	S'TAX		B*	90.74	
JUN-6 78	PR'FEE		B*	.50	
JUN-6 78	W'DEED		B*	4.00	* 95.24