This instrument was prepared by
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

SEND TAX BILLS:

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

Fourth and Union

Nashville, Tn. 37219

BOOK 5301 PAGE 91

WARRANTY DEED

To be assigned

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, LESLIE A. BROWN AND WIFE, MARIE BROWN, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto NANCY W. AUSTIN, hereinafter called the GRANTEE, her heirs and assigns forever, the following described property, to wit:

Being Lot No. 78, on the Plan of Connell Estates, Section III, as of record in Book 3600, Page 31, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 78 fronts 126.89 feet on the northerly side of Isaac Drive and runs back 357.9 feet on the easterly line and 354.9 feet on the westerly line to a dead line in the rear on which it measures 105 feet.

Being the same property conveyed to Leslie A. Brown and wife, Marie Brown by deed from Aero Southern, Inc., of record in Book 4957, Page 370, Register's Office for Davidson County, Tennessee.

As part of the consideration for this conveyance GRANTEE agrees to assume and promises to pay, according to the terms and conditions thereof, the unpaid balance due on a first mortgage deed of trust of record in Book 4957, Page 372 , Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever.

JUN 20 [illegible]	CONV	53,900.00			
JUN 20 [illegible]	S'TAX		B*	140.14	
JUN 20 [illegible]	PR'FEE		B*	.50	
JUN 20 [illegible]	W'DEED		B*	4.00	* 144.64

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HENDERSONVILLE, TENN.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTOR further covenants and binds themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEE her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand on this the 19 day of June, 1978.

Leslie A. Brown
LESLIE A. BROWN

Marie Brown
MARIE BROWN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named LESLIE A. BROWN AND WIFE, MARIE BROWN, the bargainors 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~~ Hendersonville Tennessee, this the 19 day of June, 1978.

Lauretta P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 52,900.00.

Nancy W. Austin
AFFIANT

Subscribed and sworn to before me, this the 19 day of June, 1978.

Lauretta P. Oldham
NOTARY PUBLIC

My Commission Expires:
1-22-79

CARL H. OLDHAM
ATTORNEY AT LAW
HENDERSONVILLE, TENN.

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