THIS INSTRUMENT PREPARED BY ___ WHEN RECORDED RETURN TO:
THIRD NATIONAL MORTGAGE COMPANY, P.O. Box 2628, Nashville, Tenn. 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Wayne T. Browning and Dorothy K. Browning (NAME)	Third National Mortgage Co. (NAME)	9D-41820
264-C S. Harpeth Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	
Nashville, Tenn. 37221 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5327 PAGE 15

For and in consideration of the sum of TEN AND NO/100ths----------($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

EMMA C. NICKS, A WIDOW

AUG 18 78	CONV	55,000.00			
AUG 18 78	S'TAX		B* 143.00		
AUG 18 78	PR'FEE		B* .50		
AUG 18 78	W'DEED		B* 4.00	*	147.50

have bargained and sold, and by these presents do transfer and convey unto the said WAYNE T. BROWNING AND WIFE, DOROTHY K. BROWNING----------

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District, formerly the 14th, of said County, described according to a survey by Jack Underwood, dated February 3, 1975, as follows:

Beginning at a point in the center of S. Harpeth Road; thence, North 32 degrees 48 minutes 16 seconds East, 25 feet to an iron pin on right-of-way of road; thence, North 32 degrees 48 minutes 16 seconds East, 24.28 feet to an iron pin; thence, North 67 degrees 22 minutes 41 seconds East, 594.43 feet to an iron pin; thence, North 26 degrees 50 minutes 00 seconds West, 204.42 feet to an iron pin; thence, South 64 degrees 35 minutes 21 seconds West 697.61 feet to an iron pin on right-of-way of road; thence, South 64 degrees 35 minutes 21 seconds West 25 feet to center of South Harpeth Road; thence, with center of said road along curve with the following properties: delta is 16 degrees 51 minutes 44 seconds, Radius is 671.359 feet, Arc is 197.58 feet, and Tangent is 99.509 feet; thence, South 57 degrees 11 minutes 48 seconds East, 24.79 feet to the point of beginning.

The above described property was conveyed to Emma C. Nicks by deed from Frank E. Liggett and wife, Lois G. Liggett of record in Book 4888, Page 391, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 264-C South Harpeth Road (House Number) (Street)
Nashville, Tennessee 37221
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 18th day of August, 19 78.

Emma C. Nicks
Emma C. Nicks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ella M Pierce, a Notary Public in and for said County and State, the within named Emma C. Nicks

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 19 78.

My commission expires 12-15-80 Notary Public Ella M. Pierce

ELLA M. PIERCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000 —

This is equal to or greater than the property would bring at a fair and voluntary sale.

Wayne T. Browning

Sworn to and subscribed before me
this 18th day of August, 19 78.

My commission expires 12-15-80 Notary Public Ella M. Pierce

ELLA M. PIERCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by: see front	
Name	Address

WARRANTY DEED

FROM

TO

E 83761

IDENTIF. REFERENCE

AUG 18 12 06 PM '78

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219