This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

04-64-847-5

WARRANTY DEED

BOOK 5344 PAGE 403

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Victor Braren et ux	Security Federal Sav. & Loan	Map 158-11
(NAME:)	(NAME:)	
1912 Old Hickory Blvd.	P. O. Box 15917	Parcel 8 & 9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tenn. 37027	Nashville, Tenn. 37215	
(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 Herbert Victor Braren and wife, Nancy H. Braren and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

OCT-2[illegible]	CONV	90,000.00	152,000.00		
OCT-2[illegible]	CONV	62,000.00			
OCT-2[illegible]	S'TAX		B*	395.20	
OCT-2[illegible]	PR'FEE		B*	.50	
OCT-2[illegible]	W'DEED		B*	6.00	* 401.70

We, Roy T. Primm, Jr. and wife, Cathryn B. Primm *have bargained and sold, and by these presents do transfer and convey unto the said* Herbert Victor Braren and wife, Nancy H. Braren, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots Nos. 30 and 31 on the Plan of Forrest Trails, as of record in Book 3700, pages 24 and 25, Register's Office for said County.

Said Lot No. 30 fronts 202.0 feet on the northerly margin of Old Hickory Blvd. and runs back 449.0 feet on the westerly line and 430.9 feet on the easterly line to a dead line in the rear, on which it measures 205.0 feet.

Said Lot No. 31 is described as beginning at an iron stake in the northerly margin of Old Hickory Boulevard and being the southeast corner of said Plan; thence in a westerly direction 25 feet along the northerly margin of Old Hickory Blvd. to a concrete monument; thence leaving Old Hickory Blvd. in a northerly direction along the easterly line of Lot No. 30, 430.9 feet to a concrete monument; thence in a westerly direction along the rear lines of Lots Nos. 30, 29 and 38, 588.5 feet to a concrete monument; thence in a northerly direction along the rear lines of Lots Nos. 21 and 20, 383.1 feet to an iron pin; thence in an easterly direction along the line between Lots Nos. 31 and 32, 499.1 feet to an iron pin; thence in a southerly direction South 3° 18' West 371.40 feet to an iron pin; thence continuing in a southerly direction South 3° 17' West 428.50 feet to an iron pin, being the point of beginning.

Being part of the property conveyed to Roy T. Primm, Jr. and wife, Cathryn B. Primm, by deed from The Third National Bank in Nashville, Executor and Trustee, of record in Book 4967, page 792, said Register's Office.

Continued

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 152,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of September, 19 78

Wanda Fulton
Notary Public

My commission expires: 2-10-80
(Affix Seal)

This conveyance is subject to a 10-foot easement for public utilities and drainage, 40-foot building set-back line from side lines, 75-foot building set-back line from rear line, 125-foot building set-back line from Old Hickory Boulevard, and conditions of Owner's Certificate of record in Book 3700, pages 24 and 25, Register's Office for said County. (as to Lot 30); and 10-foot easement for public utilities and drainage, 10-foot easement for public utilities and drainage and a bridle easement along the north, south and west lines of premises, 25-foot access easement along the east line, 40-foot building set-back line from side lines, 75-foot building set-back line from rear, 125-foot building set-back line from Old Hickory Boulevard, and conditions of Owner's Certificate of record in Book 3700, pages 24 and 25, Register's Office of Davidson County, Tennessee. (as to Lot 31); and restrictive covenants of record in Book 3929, page 248, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 1912 Old Hickory Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Victor Braren and wife, Nancy H. Braren, their *heirs and assigns, forever.*

And we *do covenant with the said* Herbert Victor Braren and wife, Nancy H. Braren *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,* except for 1978 taxes which are prorated and assumed by the purchasers.

And we, Roy T. Primm, Jr. and wife, Cathryn B. Primm, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Herbert Victor Braren and wife, Nancy H. Braren, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 27th *day of* September, *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.*

Roy T. Primm, Jr.

Cathryn B. Primm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5344 PAGE 405

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy T. Primm, Jr. and wife, Cathryn B. Primm

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 27th day of September, 19 78

Wanda Fults, Notary Public.

Commission Expires 2-10-80

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at _____, this _____ day of _____, 19____.

_____, Notary Public.

Commission Expires _____.

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 _____.

E 9 1 5 8 5

IDENTIF. REFERENCE

Oct 2 8 51 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.