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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00

Robert A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 19 78

James D. Abbott Jr.
Notary Public

MY COMMISSION EXPIRES: Jan. 18, 1982
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Brown (NAME)	Realty Mortgage, Inc. (NAME)	MAP 70-4
2427 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway (STREET ADDRESS)	PAR 46
Nashville, Tn 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	13DA-25190

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, Ruby McGuire and Janet McGuire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Brown and wife Laura H. 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:

LAND in Davidson County, Tennessee, being parts of Lots 22 and 23 on the Map of Haynie's Cleveland Plan, of record in Book 161, page 35, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
BEING the easterly 30 feet of Lot 22 and the westerly 20 feet of Lot 23 on said map, the entire parcel fronts 50 feet on the northerly margin of Whites Creek Pike and extends back between lines measuring 138 feet, more or less, on the westerly line and 140 feet , more or less, on the easterly line, to an alley in the rear, measuring 50 feet, more or less along said rear line.

BEING part of the same property conveyed to Ruby McGuire (feme sole) and Gerald McGuire, by deed of record in Book 4654, page 382, Register's Office for Davidson County, Tennessee. The said Gerald McGuire has since died and has left Janet McGuire as his sole heir at law. Ruby McGuire has executed a power of attorney of record in Book 4986, page 416, Register's Office for Davidson County, Tennessee, authorizing Janet McGuire to execute this instrument in her behalf.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is { unimproved / improved } XX property, known as 2427 Whites Creek Pike (House Number) (Street) Nashville, Tn 37207 (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 28TH day of SEPTEMBER, 19 78

RUBY McGUIRE Ruby McGuire

Janet McGuire

By: Janet McGuire
Janet McGuire
Attorney in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~and Janet McGuire~~

the bargainor~~s~~, 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 ~~26th~~ day of ~~SEPTEMBER~~ 19 ~~78~~

Commission expires 8/15/79

Betty D. Freeman
Notary Public

TENNESSEAN NOTARY PUBLIC DAVIDSON COUNTY

HARRIETT JR. NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 28th day of September, 1978, before me personally appeared Janet McGuire, to me known to be the person who executed the foregoing instrument in behalf of Ruby McGuire as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of said Ruby McGuire.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 1978.

Notary Public

My commission expires: Jan 15, 1982

WARRANTY DEED

FROM

Ruby McGuire

TO

Robert A. Brown

E 92095

IDENTIF. REFERENCE

Oct 3 2 01 PH '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Compa
Titles Guaranteed
NASHVILLE, TENN.

OCT-3 78	CONV	20,500.00			
OCT-3 78 S'TAX			B*	53.30	
OCT-3 78 PR'FEE			B*	.50	
OCT-3 78	W'DEED		B*	4.00	* 57.80