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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 $ 40,424.92

Laura Elizabeth Short
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF October, 1978.

Notary Public

MY COMMISSION EXPIRES: 1-18-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS, WEEMS AND SPICER ATTORNEYS AT LAW
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie Lee Clark (NAME)	Guaranty Mortgage Company (NAME)	13DA 33350
3832 Augusta Drive (STREET ADDRESS OR ROUTE NUMBER)	783 Old Hickory Blvd. (STREET ADDRESS)	Map 59-10
Nashville, TN. 37207 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	153

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, JOHN M. BROWN AND WIFE, CAROLYN S. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNIE LEE CLARK AND LAURA ELIZABETH SHORT

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 Lot No. 375 on the plan of Section 3, Haynes Manor, of record in Book 4175, page 11, Register's Office for said County.

SAID Lot No. 375 fronts 74.0 feet on the southerly margin of Augusta Drive and extends back 117.1 feet, passing a witness line at 87.1 feet, on the easterly line and 119.3 feet, passing a witness line at 89.1 feet, on the westerly line to a dead line in the rear, measuring 93.09 feet thereon.

BEING the same property conveyed to John M. Brown and wife, Carolyn S. Brown by deed from Carl W. Smithson and William H. Smithson, d/b/a Smithson Construction Company of record in Book 4450, page 991, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of Nashville, of record in Book 4450, page 993, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3832 Augusta Drive, Nashville, TN. 37207
(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 13th day of October, 1978

John M. Brown

Carolyn S. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Brown and wife, Carolyn S. Brown

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 13th day of October 19 78.

Commission expires 1-18-82

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

WARRANTY DEED

FROM

John M. Brown and wife,

Carolyn S. Brown

TO

Annie Lee Clark and

Laura Elizabeth Short

E 94509

IDENTIF. REFERENCE

OCT 16 12 39 PM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

OCT 16 78	CONV	40,424.92		
OCT 16 78	S'TAX		B* 105.04	
OCT 16 78	PR'FEE		B* .50	
OCT 16 78	W'DEED		B* 4.00	* 109.54

WILKINS, ADAMS, WEEMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219