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FORM NO. W D-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Jerry R. McCoin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 1978.

Notary Public

MY COMMISSION EXPIRES: 2-9-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GULLETT, STEELE, SANFORD & ROBINSON
~~315 Fourth Ave., N., Nashville, TN 37219~~

NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry R. McCoin et ux | HOME FEDERAL S & L ASSOCIATION | 131-16 |
| (NAME) | (NAME) | |
| 1142 Sewanee Road | 230 Fourth Avenue, North | Par. 1-1 a.e. |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37220 | Nashville, TN 37219 | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

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, WALTER E. BROWN, JR. AND WIFE, ALICE B. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY R. McCOIN AND WIFE, MARY ANN McCOIN

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 the easterly part of Lot No. 4 on the Plan of a subdivision of the J. T. Jenkins Home Place, as of record in Book 547, page 20, said Register's Office, described according to a survey made by H. B. Fowlkes, September 20, 1944, as follows:

Beginning in the center of Lea Avenue at the southeast corner of Lot No. 4; thence with the center of said Avenue, North 6 deg. East 343 feet to a point in the center of said Avenue, which point is the southerly line of the Bergstrum property; thence with Bergstrum's south line, North 86 deg. West 75 feet to a stake; thence South 38 deg.15' West 97 feet; thence South 47 deg.15' West 105.5 feet; thence south 17 deg.45' West 128.5 feet; thence South 35 deg.15' West 31.5 feet; thence South 13 deg.55' West 34 feet to the center line of Lea Avenue or Sewanee Road; thence with the center line of said Avenue or Road, South 86 deg.East 242 feet to the point of beginning.

Being the same property conveyed to Walter E. Brown, Jr. and wife, Alice B. Brown by deed from Frances H. Floore, Robert Hobbs, and Wayne Tidwell as Trustees of the "Frances H. Floore Trust" under the will of Charles P. Hargis, deceased of record in Book 4799, page 77, said Register's Office.

This conveyance is made subject to encumbrances of record.

unimproved ( )
This is improved ( ) property, known as pt. 1142 Sewanee Road, Lot 4, J.T. Jenkins Home Place, Nashville, Tn37220
(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 25th day of October, 1978

Walter E. Brown Jr. Alice B. Brown

WALTER E. BROWN, JR. ALICE B. BROWN

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 WALTER E. BROWN, JR. AND WIFE, ALICE B. 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 25th day of October 1978.

Commission expires 10-1-79

Heather Potts
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

Please return to home federal S & L, thank you.
Loan # 554-478-3

**WARRANTY DEED**

FROM
WALTER E. BROWN, JR.
ETUX
ALICE B. BROWN

TO
JERRY R. McCOIN
ET UX
MARY ANN McCOIN

E 96648

IDENTIF. REFERENCE

Oct 26 3 51 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | |
|---|---|---|---|---|
| OCT 26 78 | CONV | 90,000.00 | 125,000.00 | |
| OCT 26 78 | CONV | 35,000.00 | | |
| OCT 26 78 | S'TAX | | B* 325.00 | |
| OCT 26 78 | PR'FEE | | B* .50 | |
| OCT 26 78 | W'DEED | | B* 4.00 | * 329.50 |