BOOK 5356 PAGE 926

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Nowak (NAME)	Lomas & Nettleton Co. (NAME)	Map 118-4
503 Waycross Dr. (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Ave. (STREET ADDRESS)	Par 3
Nashville, Tenn. 37211 (CITY) (P. O ZONE) (STATE)	Virginia Beach, Virginia 23451 (CITY) (ZONE) (STATE)	6DA-23745

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4886, page 150, Register's Office for Davidson County, Tennessee.

We, William Jackson Brown and wife, Mary Irwin Brown

have this day bargained and sold, and do hereby transfer and convey unto the said

Sandra Nowak, her

XXXXXX *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a tract marked "Reserved" on the Plan of Melrose Heights, Section 2, as of record in Book 1835, page 97 Register's Office for Davidson County, Tennessee, and described according to a survey made by John B. Kohl, III, January 24, 1975, as follows:

Beginning at a point on the easterly margin of Waycross Drive, said point being the common corner of Lot No. 1 and said tract marked "Reserved"; thence eastwardly 110 feet to a point at the common corner of Lots Nos. 1 and 2 and the said tract marked "Reserved"; thence northeastwardly 114.14 feet to a point; thence westwardly 190.28 feet to a point on the easterly margin of Waycross Drive; thence with the said easterly margin of Waycross Drive southwardly 91.64 feet to the point of beginning.

Being the same property conveyed to William Jackson Brown and wife, Mary Irwin Brown by deed from Bobby J. Stanley and wife, Nancy R. Stanley of record in Book 4886, page 148, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchaser. Insurance on said property is transferred to said purchaser.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 23,900.00

Subscribed and sworn to before me, this the 25 day of October 19 78

Affiant

My commission expires: Dec. 7, 1978 (Affix Seal)

Notary Public

This is { unimproved ( ) / improved (X) } property, known as 523 Waycross Dr. (House Number) Nashville, Tennessee 37211 (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Sandra Nowak, her XXXXXX

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Sandra Nowak, her

(XXXXXX), *heirs and asrigns, against the lawful claims of all persons.*

Witness our hands *this* 25th *day of* October, 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.*

William Jackson Brown

Mary Irwin Brown

This Instrument Was Prepared By

Phillip Saindon (gj)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Kilpatrick, *a Notary Public in and for said County and State,* William Jackson Brown and wife, Mary Irwin Brown

the within named 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, *19* 78

Mary E. Kilpatrick *Notary Public*

Commission expires Dec. 3, 1978

NOTARY PUBLIC TENN.

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 .....

OCT 30 78	CONV	23,900.00				
OCT 30 78	S'TAX		B*	62.14		
OCT 30 78	PR'FEE		B*	.50		
OCT 30 78	W'DEED		B*	4.00	*	66.64

WARRANTY DEED

FROM

WILLIAM JACKSON BROWN, ET UX

TO

SANDRA NOWAK

Mail to

JIM SMITH REALTORS
283 OLD HICKORY BLVD., SUITE 200 A
BRENTWOOD, TENNESSEE 37027
(615) 373-1250

E 97097

IDENTIF. REFERENCE

OCT 30 8 33 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

RD 100 & SAINDON