BOOK 5378 PAGE 224

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry W. Brown (NAME)	Bowest Corporation (NAME)	MAP 72-6
1118 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3532 (STREET ADDRESS)	PARCEL 301
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Orlando, FL 32802 (CITY) (STATE) (ZIP)	15DZ-08580

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, Douglas W. Oakes and wife Dorothy S. Oakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry W. Brown and wife Connie R. 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:

BEING part of Lot 6, on the plan of Ingelwood Place, as of record in Plat Book 332, Page 101, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Douglas W. Oakes and wife Dorothy A. Oakes by deed from Edythe V. Hamrick, a widow, of record in Deed Book 5117, Page 994, Register's Office for said County.

THIS conveyance is subject to a sewer easement of record in Book 4283, Page 351 Register's Office for said County.
THIS conveyance is subject to any and all existing easements of record.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5117, Page 994, Register's Office for Davidson County, Tennessee, securing a promissory note dated Februaruy 17, 1977, payable to the order of Community Mortgage Corporation, with a present unpaid principal balance of $22,652.17, which the Grantees herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

FILE BOX 3

This is unimproved ( ) improved (XX) property, known as 1118 Kirkland Avenue (House Number) (Street) Nashville, TN 37216 (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 21ST day of DECEMBER, 1978

Douglas W. Oakes X [signature]

Dorothy S. Oakes X [signature]

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas W. Oakes and wife Dorothy S. Oakes

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 21ST day of DECEMBER, 19 78

Commission expires 2-23-80

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) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

(his oath) (himself) (they)

WARRANTY DEED

FROM Douglas W. Oakes

TO Terry W. Brown

F 06540

IDENTIFICATION

Dec 22 12 05 PM '78

REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217

FILE BOX

0222 CONV 28,700.00
0222 STAX 6* 74.62
0222 FEE 6* .50
0222 DEED 6* 4.00 * 79.12