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FORM NO. WD-1

WARRANTY DEED

IN LIEU OF FORECLOSURE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 79.

Notary Public

MY COMMISSION EXPIRES: 4-28-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Attorney, 2211 Crestmoor Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES WILLIAM BREWER (NAME)	SECURITY FEDERAL SAVINGS & LOAN (NAME)	162-3-317
(STREET ADDRESS OR ROUTE NUMBER)	4235 Hillsboro Road (STREET ADDRESS)	
(CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37215 (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, MICKEY E. MAYO and wife, SANDRA K. MAYO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES WILLIAM BREWER and MARBUT GLENN GASTON, JR., TRUSTEE with full power to mortgage, sell, encumber, restrict and/or convey without the joinder of any beneficiary 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. 137 on the Plat of Haywood Hills, Section 3, of record in Plat Book 4460, pages 164 and 165, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 40.04 feet on the cul-de-sac of Muskhogean Court and extends back 118.0 feet on the westerly line and 176.0 feet on the easterly line, to a line on the rear on which it measures 162.97 feet.

Being the same property conveyed to the Grantors herein by deed from William and Lee, Inc. as of record in Book 5284, page 737, Register's Office for Davidson County, Tennessee.

It is expressly understood and agreed that part of the consideration for this transfer is the Grantee's agreement to release and forever discharge a certain note dated May 5, 1978 in the original principal amount of $5,750.00 payable to the order of William and Lee, Inc. (subsequently sold and assigned to James William Brewer) and secured by deed of trust of record in Book 5372, page 627, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) This is improved (X) property, known as 725 Muskhogean Court, Antioch, Tennessee 37013
(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 4th day of January, 19 79

Mickey E. Mayo
MICKEY E. MAYO

Sandra K. Mayo
SANDRA K. MAYO

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 MICKEY E. MAYO and wife, SANDRA K. MAYO

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 4th day of January 19 79

Commission expires 1-25-80

Barbara McBee
Notary Public

BARBARA McBEE NOTARY PUBLIC DAVIDSON COUNTY

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
MICKEY E. MAYO and wife,
SANDRA K. MAYO

TO
JAMES WILLIAM BREWER

F 0 8 2 3 7

IDENTIF. REFERENCE

JAN 5 1 36 PM '79

FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TENN.

[illegible] STAX
[illegible] STATE
[illegible] 50

$6,850.00

$ 15.60
$ .50
$ 4.00 * 20.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.