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WARRANTY DEED

4531 02/22 157.38- CHECK

FROM KENNETH R. LAIRD and wife, BARBARA A. LAIRD

BOOK 5397 PAGE 759

ADDRESS NEW OWNER(S) AS FOLLOWS:	ROBERT LEON BRAXTON, SR. and wife, JOANN F. BRAXTON 546 Owendale Drive Nashville, Tennessee
SEND TAX BILLS TO:	First & Mid-South Mortgage Company P. O. Box 2568 Nashville, Tennessee 37219
PREPARED BY:	Clyde Paul Holland, Attorney 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	Map150-1 Par 318

F. I. 5268

IDENTIF. REFERENCE

FEB 22 1 25 PM '79

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,824.59 Affiant Robert Leon Braxton Jr.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of January, 1979

NOTARY PUBLIC

DATE 8-21-81

COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

FOR AND and IN CONSIDERATION OF the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowedged, and other good and valuable considerations, a part of which is the assumption of one certain trust deed dated January 27, 1977, and filed for record January 27, 1977, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5109, Page 657, and note of even date thereby secured, in the original principal amount of $40,500.00 payable to First & Mid-South Mortgage Company which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligation of Kenneth R. Laird and wife, Barbara A. Laird under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty*

Kenneth R. Laid & GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said wife, Barbara A. Laird

ROBERT LEON BRAXTON, SR. and wife, JOANN F. BRAXTON, Grantees

their (his, her, its) heirs, successors 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. 48 on the plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, Page 84, Register's Office for said County.

SAID Lot NO. 48 fronts 80 feet on the easterly side of Owendale Drive and extends back 150.26 feet on the northerly line and 152.41 feet on the southerly line to a dead line measuring 80.03 feet thereon.

BEING the same property conveyed to Kenneth R. Laird and wife, Barbara A. Laird by deed Melvin Jones and Larry Jones, a partnership, d/b/a Republic Builders of record in Book 5109, Page 655, Register's Office for Davidson County, TEnnessee.

* or insurance of the indebtedness above mentioned.

unimproved ( )

This is improved ( ) property, known as 546 Owendale Drive, Nashville, Tennessee
Number Street City State 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, successors 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 except of record.

AND We, Grantors do(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 29th day of January, 19 79

Kenneth R. Laird
KENNETH R. LAIRD

Barbara A. Laird
BARBARA A. LAIRD

{STATE OF Tennessee : COUNTY OF Davidson } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named

Kenneth R. Laird and wife, Barbara A. Laird

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee
City State

this 29th day of January 19 79

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation. the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)