702 03/06 74.70- CHECK

# WARRANTY DEED

BOOK 5401 PAGE 760

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,050.00

Charles M. Tanner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 79

Doris B. Dozier
Notary Public

MY COMMISSION EXPIRES: March 18, 1982

Deed

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CHARLES M. TANNER, et ux | MERCANTILE MORTGAGE COMPANY | 61-16 |
| (NAME) | (NAME) | |
| 1227 Sunnymeade Drive | P. O. Box 14569 | 265 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tn. 37216 | St. Louis, Missouri 63178 | 15 DZ 19900 |
| (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, MARTIN K. BROWN and wife, THELMA J. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES M. TANNER and wife, JANICE S. TANNER

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 Lot No. 70 of Block "D" on the Plan of the resubdivision of Sunnymeade Unit No. 1 and the subdivision of Sunnymeade Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 50 feet on the northerly side of Sunnymeade Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Martin K. Brown and wife, Thelma J. Brown by deed from William E. Binkley and wife, Cecelia T. Binkley of record in Book 2805, page 573, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1227 Sunnymeade Avenue, Nashville, Tn. 37216
(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 28th day of February, 1979

Martin K. Brown
MARTIN K. BROWN

Thelma J. Brown
THELMA J. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5401 PAGE 761

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin K. Brown and wife, Thelma J. 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 Goodlettsville, Tennessee, this 28th day of February, 19 79

Commission Expires October 17, 1982

Janis L. Durell
Notary Public

STATE OF
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 purpose 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
MARTIN K. BROWN, et ux

TO
CHARLES M. TANNER, et ux

F. I. 6 9 4 9

IDENTIF. REFERENCE

MAR 6 9 21 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5401 PAGE 762

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MS - MISCELLANEOUS |
| MO - MORTGAGE | MR - RELEASE | ST - STATE TAX CONVEY. |
| WD - WARRANTY DEED | UC - UNIFORM COMMERCIAL CODE | ST - STATE TAX MORT. |
| TD - TRUST & DEED | | PF - PROBATE FEES |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 27050.00- | CAMT. |
| | | | 70.20 | CSTAX |
| | | | .50 | PRFEE |
| | | | 4.00 | WDEED |
| | | | | CHECK 74.70- |
| | | | 6702A03/06/79 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. I. 6 9 4 9

T
IDENTIF. REFERENCE

MAR 6 9 21 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. [illegible]