BOOK 5411 PAGE 759

FORM NO. WD-1

2040 03/30 115.00- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

42,500.00 James H. Brake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 19 79.

Betty D. Freeman
Notary Public

MY COMMISSION EXPIRES: 8/15/79

(AFFIX SEAL)

DAVIDSON COUNTY

File

THIS INSTRUMENT WAS PREPARED BY
Alan L. Saturn, Attorney, 20th Floor, 1st American Center, Nashville, TN 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James H. Brake (NAME) | Realty Mortgage, Inc. (NAME) | 119-06 |
| 18 Jay St. (STREET ADDRESS OR ROUTE NUMBER) | 2200 Century Parkway (STREET ADDRESS) | 295 |
| Nashville, TN (CITY) (STATE) (P. O. ZIP) | Atlanta, GA 30345 (CITY) (STATE) (ZIP) | 6DA 14792 |

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, Action Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Brake

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. 21 on the Plan of Rosewood Estates, Section 2, as of record in Book 4955, page 125, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Action Builders, Inc., by deed from Cool Valley Corporation, of record in Book 5261, page 120, said Register's Office.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (X) property, known as 18 Jay St. (House Number) (Street) Nashville, TN (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 my hand this 20TH day of MARCH, 19 79

ACTION BUILDERS, INC.

By: Richard Huddleston (Sec-Treas)

RICHARD HUDDLESTON
Secretary/Treasurer

STATE OF TENNESSEE
Davidson County

BOOK 5411 PAGE 760

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Huddelston and _____ with whom I am personally acquainted and who upon (his oath) (their ~~several~~ oaths) acknowledged (himself) (themselves) to be the Secretary/Treasurer and _____ respectively of the Action Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such Secretary/Treasurer 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 Richard Huddelston as such Secretary/Treasurer, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville on this the 20TH day of MARCH, 19 79.

My commission expires 8/15/79

Betty G. Eberman
Notary Public

WARRANTY DEED

FROM
Action Builders, Inc.

TO
James H. Drake

F. 2 0 9 7 3

IDENTIF. REFERENCE

MAR 30 9 29 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

BOOK 5411 PAGE 761

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 |
|---|---|---|---|---|

42500.00- CO
110.50 CO TX
.50 PRFEE
4.00 WDEED
CHECK 115.00-
2040A03/30/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 0 9 7 3

IDENTIF. REFERENCE

MAR 30 9 29 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 673518