This instrument prepared by:
Thomas J. Stack, Jr., Attorney
First American Center
Nashville, Tennessee

BOOK 5450 PAGE 818

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles N. Brennecke	National Acceptance Corporation	Map 104-15
(NAME) 2125 West Linden Ave.	(NAME) P. O. Box 100	Parcel 325
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37212	(STREET ADDRESS) Lafayette, Indiana 47902	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Charles N. Brennecke and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, a part of which is the assumption of one certain trust deed dated June 29, 1979, and filed for record June 30, 1976, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5040, page 375, and note of even date thereby secured, in the original principal amount of $28,500.00, payable to Baker Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further assumes the obligations of Daniel T. Fowler 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 or insurance of the indebtedness above mentioned.

We, Daniel T. Fowler and wife, Bonita S. Fowler,
have this day bargained and sold, and do hereby transfer and convey unto the said Charles N. Brennecke,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of J. Leroy Davis' Re-Subdivision, of Lots Nos. 72, 73, 74, 75 and 76 on the Plan of Belair, as of record in Book 547, page 137, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the southerly side of West Linden Avenue, formerly Sunset Avenue, and runs back between parallel lines 185 feet to an alley.

The above described property was conveyed to Daniel T. Fowler and wife, Bonita S. Fowler by deed from Bernard C. Aronstam and wife, Olive C. Aronstam, of record in Book 5040, page 373, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,900.00

Subscribed and sworn to before me, this the 15th day of June 19 79

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2125 West Linden Avenue (House Number) (Street) Nashville, Tennessee (P.O. Address: City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered., except for 1979 taxes which are prorated and assumed by the purchaser.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 15th *day of* June 19 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Daniel T. Fowler

Daniel T. Fowler

Bonita S. Fowler

Bonita S. Fowler

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Enoch, *a Notary Public in and for said County and State,* Daniel T. Fowler and wife, Bonita S. Fowler,

the within named bargainorS, 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* 15th *day of* June, *19*79

Mary Enoch *Notary Public*

Commission expires 4/21/80

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., *this* ....day of ....., *19*.....

.....*Notary Public*

Commission expires .....

9529 06/15 180.04- CHECK

WARRANTY DEED

FROM

Daniel T. Fowler et ux

TO

Charles N. Brennecke

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUN 18 8 35 AM '79

IDENTIF. REFERENCE

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

F 34908

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

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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
			57900.00- CO	
			150.54 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 155.04-	
9929A	06/18/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 34908

IDENTIF. REFERENCE

JUN 18 8 35 AM '79
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690846