THIS INSTRUMENT PREPARED BY: LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD
HERMITAGE, TENNESSEE 37076

(from information furnished by others)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Ellwood Brown, et ux (NAME)	Mercantile Mortgage Company (NAME)	72-2
1121 Kirkland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	177
Nashville, TN 37216 (CITY) (STATE) (ZIP CODE)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP CODE)	15DZ-09040

WARRANTY DEED BOOK 5476 PAGE 438

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS,

the receipt of which is hereby acknowledged by the Grantors, and other good and valuable considerations, including the assumption by the Grantees of the indebtedness owed to Mercantile Mortgage Company as recorded in Book 5296, Page 990, Register's Office for Davidson County, Tennessee, we, ORA EADS and DAVID L. TIDBALL, the GRANTORS herein,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES ELLWOOD BROWN and wife, JUDY ELLEN BROWN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the east 50 feet of Lot 42 on the Map of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County.

Said part of said Lot No. 42 fronts 50 feet on the north side of Kirkland Avenue and runs back between lines, 196.9 feet, more or less, on the west line and 198 feet on the east line, to a dead line and measures 50 feet, more or less, thereon.

BEING the same property conveyed to Ora Eads and David L. Tidball by deed from Luu Thi Gregory, of record in Book 5396, Page 988, Register's Office for Davidson County, Tennessee.

The parties to this conveyance hereby agree to the following terms, which are binding between the parties, but are not covenants running with the land: (1) Grantors agree that all light fixtures and carpeting are to remain; (2) The Grantors agree that the exhaust fan for the stove is to remain; (3) Grantors agree that all plumbing, electrical, and heating systems are to be in good working order and state of repair on date of possession.

unimproved ( )
This is improved (X) property, known as 1121 Kirkland Avenue (House Number) (Street)
Nashville, Tennessee 37216 (P. O. Address) (City or Town) (Zip Code)

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.

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 2nd day of August, 19 79.

Ora Eads
ORA EADS

David L. Tidball
DAVID L. TIDBALL

BOOK 5476 PAGE 439

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ora Eads and David L. Tidball

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 Hermitage, Tennessee, this 2nd day of August, 19 79.

My commission expires 10-17-82 Notary Public David L. Keach

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 33,673.60
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E Brown

Sworn to and subscribed before me
this 2nd day of August, 19 79.

My commission expires 10-17-82 Notary Public David L. Keach

This instrument was prepared by:

LANCASTER & FARMER, ATTORNEYS, SUITE 100, 4207 LEBANON ROAD, HERMITAGE, TENNESSEE 37076

Name (from information furnished by others) Address

WARRANTY DEED

FROM

ORA EADS and DAVID L. TIDBALL

TO

JAMES ELLWOOD BROWN and wife,

JUDY ELLEN BROWN

F. 4 4 0 1 8

IDENTIF. REFERENCE

AUG 3 11 57 AM '79

FELIX Z. WILSON
DAVIDSON COUNTY

Pioneer National Title Insurance Company
Publishers Square Building
1344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

BOOK 5476 PAGE 440

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

3673.60- CO
87.62 CO TX
.50 PRFEE
6.00 NOFEE
CHECK 94.12-
1368A08/03/79 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 4 0. I. 8.

IDENTIF. REFERENCE

AUG 3 11 58 AM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 701955