5817 08/21 282.10- CHECK

FORM NO. WD-1

BOOK 5485 PAGE 612

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

James Braswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 79.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: March 8, 1980
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James S. Braswell et ux (NAME)	Guaranty Mortgage Company (NAME)	144-15 STA
6108 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 783 Old Hickory Blvd. (STREET ADDRESS)	15
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (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, Walter J. Hearn and wife, Mary B. W. Hearn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James S. Braswell and wife, Joyce M. Braswell

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. 11 on the plan of Hillsboro Park, Section I, of record in Book 2331, pages 30 and 31, Register's Office for said County.

SAID Lot No. 11 fronts 200.0 feet on the southeasterly margin of Hillsboro Pike and extends back between parallel lines 490.0 feet to a dead line.

BEING the same property conveyed to Walter J. Hearn and wife, Mary B. W. Hearn by deed from Thelma C. Williams of record in Book 3897, page 387, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Guaranty Mortgage Company, of record in Book 3897, page 388, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantees.

The property herein conveyed is subject to restrictive covenants of record in Book 2435, page 237, as amended in Book 2603, page 440, and also restrictions in Book 4207, page 397, and to the easements and other matters of record in Book 2331, pages 30 and 31, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 6108 Hillsboro Road, Nashville, Tennessee 37215
(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 18th day of August, 19 79

Walter J. Hearn — Mary B. W. Hearn

Walter J. Hearn

Mary B. W. Hearn

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter J. Hearn and Mary B. W. Hearn

the 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 18th day of August 19 79

Commission expires March 8, 1980

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson 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 purposes 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

JOHN V. ADAMS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

F 47467

WARRANTY DEED

FROM
Walter J. Hearn et ux

TO
James S. Braswell et ux

IDENTIF. REFERENCE

AUG 21 12 35 PM '79
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Row 1, Box 8

dp

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

BOOK 5485 PAGE 614

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
			106000.00-	CO
			275.60	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 282.10-
			5817A08/21/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47467

IDENTIF. REFERENCE

AUG 21 12 35 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706282