This instrument prepared by: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, TN 37115

Mail

WARRANTY DEED

BOOK 5551 PAGE 755

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
KENNETH THOMAS, ET UX	REALTY MORTGAGE, INC.	Map 53-13
(NAME)	(NAME)	
504 Nawakwa Trail	2200 Century Parkway #250	Parcel 34
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Atlanta, GA 30345	11 D 84298
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantees assuming a certain unpaid indebtedness of record in Book 5311, page 854, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantor harmless from same, said deed of trust being dated July 14, 1978, in the original principal amount of $33,000.00 payable to Realty Mortgage, Inc.,

TERRY H. BROWN, single, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH THOMAS AND WIFE, GAYLE THOMAS, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the easterly one-half of Tract No. 5 on the Map of Nawakwa Hills West End Section, being a subdivision of Kennedy and Graves 45-acre tract, as of record in Book 974, page 96, Register's Office for said County, and described according to a copy of a survey dated September 25, 1967, made by T. R. Sanford, Engineer. The said easterly one-half of Tract No. 5 fronts 52.3 feet on the northerly side of Nawakwa Trail and runs back in a northerly direction from the center of Nawakwa Trail 1257 feet more or less on the westerly line to a dead line measuring 60 feet thereon.

Being the same property conveyed to Terry H. Brown by deed from Charles R. Myers and wife, Sue Myers, of record in Book 5311, page 852, Register's Office for Davidson County, Tennessee.

Grantees further assume the obligations of Grantor under the terms of the instruments creating the mortgaged assumed by Grantees herein to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37,723.46

Affiant

Subscribed and sworn to before me, this the 31st day of January 19 80

Notary Public

My commission expires: 3/15/81

(Affix Seal)

This is improved (XX) unimproved ( ) property, known as 504 Nawakwa Trail, Madison, TN 37115 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my 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.

Witness my hand this 3rd day of January, 19 80 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X Terry H Brown

This Instrument Was Prepared by

BOOK 5551 PAGE 756

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERRY H. BROWN, single, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 3rd day of January, 19 80

Notary Public

Commission expires 3/15/81

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 _____

5552 01/07 104.52- CHECK

WARRANTY DEED

FROM
TERRY H. BROWN

TO
KENNETH THOMAS, ET UX

F 70897 RUSH

may end

IDENTIF. REFERENCE

JAN 7 9 21 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

This Instrument Was Prepared by

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

37723.46- CO
98.02 CO TX
.50 PRFEE
6.00 WDEED
CHECK 104.52-
5382A01/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 70897

IDENTIF. REFERENCE

JAN 7 9 21 AM '80

FEE, REGISTER
DAVIDSON COUNTY, TENN.

No. 735126