WARRANTY DEED

BOOK 5580 PAGE 230

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Keith Brown (NAME)	Guaranty Mortgage Company (NAME)	Map 90-16
505 Scholarship Drive (STREET ADDRESS OR ROUTE NUMBER)	Box 786, 783 Old Hickory Blvd. (STREET ADDRESS)	Parcel 206
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	8DA32210

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and ~~Dollars~~ valuable consideration, a part of which is the assumption of one certain trust deed dated August 2, 1976, and filed for record on August 5, 1976, in the office of the recorder of deeds of Davidson County, Tennessee, in Book 5054, page 402, and note of even date thereby secured, in the original principal amount of $34,000.00, payable to First American National Bank (c/o Guaranty Mortgage Company), which debt the grantee herein assumes and agrees to pay as part of the purchase price.

The grantee further hereby assumes the obligations of Gerald D. Haas and Linda L. Haas under the terms of the instruments creating the ~~have this day bargained and sold, and do hereby transfer and convey unto the said~~ loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

~~For and in consideration of all of the above, we, Gerald D. Haas and Linda L. Haas, have this day bargained and sold, and do hereby transfer and convey unto the said Keith Brown, the grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:~~

Being Lot No. 386 on the Map of Charlotte Park Subdivision as of record in Book 2663, page 111, Register's Office for Davidson County, Tennessee.

Said Lot No. 386 fronts 74.0 feet on the southwesterly side of Scholarship Drive and extends back 150.5 feet on the northwesterly line and 158.7 feet on the southeasterly line, to a dead line in the rear, on which it measures 58.0 feet.

Being the same property conveyed to Gerald D. Haas and wife, Linda L. Haas by deed from Donald A. Sheppard and wife, Kitty G. Sheppard, of record in Book 5054, page 400, Register's Office for Davidson County, Tennessee; the Parties having since divorced by decree of record in Minute Book 115C, page 1771, Fourth Circuit Court for Davidson County, Tennessee.

The grantee herein, Keith Brown, has affixed his signature below pursuant to his assumption of the obligations set forth above but no further or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,500.00

Subscribed and sworn to before me, this the 15th day of March 1980

Affiant

My commission expires: 10-15-83 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 505 Scholarship Drive, Nashville, Tennessee 37209
(House Number) (Street) 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 as of record.

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 March, 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.

Gerald D. Haas
GERALD D. HAAS

Keith Brown
KEITH BROWN

Linda L. Haas
LINDA L. HAAS

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 GERALD D. HASS, LINDA L. HAAS, and KEITH BROWN

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 25 day of March, 19 80

Edward A. Kelly Jr. Notary Public.

Commission Expires 10-15-83

STATE OF
COUNTY OF

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....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

GERALD D. HAAS and

LINDA L. HAAS

TO

KEITH BROWN

This instrument prepared by:

Edward S. Kelly, Jr.
Attorney at Law
6202 Charlotte Avenue
Nashville, Tennessee 37209

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

8631 03/18 141.20- CHECK

F 8 1 1 8 3

BOOK 5580 PAGE 233

IDENTIF. REFERENCE

MAR 19 8 34 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5580 PAGE 234

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
			49500.00-	CO
			128.70	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	141.20-
8631	A	03/19/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.8 1 1 8 3

IDENTIF. REFERENCE

MAR 19 8 34 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 747719