45 04/23 144.30- CHECK

FORM NO. WD-1

BOOK 5593 PAGE 754

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

John E. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 80

W.K. Dugas, Jr.
Notary Public

MY COMMISSION EXPIRES: 4/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Brown (NAME)	The Chamberlain Company (NAME)	MAP 51-12
350 Bluegrass Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 8254 (STREET ADDRESS)	PAR 82
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Chattanooga, TN 37411 (CITY) (STATE) (ZIP)	11D-68090

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, Kathleen J. Whitcomb

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Brown and wife Irene F. Brown

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:

Being Lot No. 1, Part of Lot No. 2, and Part of a 2 foot reserved strip, Andrew Jackson's Addition to Montague Park, of record in Book 547, Page 83 and 84, Register's Office for Davidson County, Tennessee, and an adjoining tract; described as follows:

Said property fronts 142 feet on the northerly margin of Bluegrass Avenue and runs back on the westerly margin, 142.8 feet, and on a broken line on the easterly margin, 164.40 feet, to a dead line in the rear on which it measures 116.7 feet.

Being the same property conveyed to the within named Grantor by deed of record in Book 5355, Page 141, RODCTN.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 350 Bluegrass Avenue (House Number) (Street) Madison, TN 37115 (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 my hand this 21ST day of APRIL, 19 80

Kathleen J. Whitcomb Kathleen J. Whitcomb

BOOK 5593 PAGE 755

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen J. Whitcomb

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 21st day of APRIL, 19 80.

Commission expires 4/17/83

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

WARRANTY DEED

FROM

Kathleen J. Whitcomb

TO

John E. Brown

Return to:

American Escrow Company, Inc.
Cumberland Building, Suite 209
101 Cumberland Avenue
Madison, Tenn. 37115

F. 8 6 2 9

IDENTIF. REFERENCE

APR 23 9 11 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			530[illegible].00- CO	
			137.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 144.30-	
4986A04/23/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-8621-9

IDENTIF. REFERENCE

APR 23 9 11 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 753827