7707 05/07 79.56- CHECK

WARRANTY DEED

BOOK 5599 PAGE 375

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Brown et. ux.	same	6DA-15654
(NAME)	(NAME)	
229 Glenrose Avenue		Map 119-1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211		Par. 190
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars;*

and other good and valuable considerations, including Two thousand ($2,000.00) cash in hand paid, the receipt of which is hereby acknowledged and as part of the purchase price the assumption of the balance due on a certain mortgage in the amount of thirteen thousand one hundred thirty-four and 30/100 ($13,134.30) dollars, payable to Guaranty Mortgage Company as of record in Book 4763, page, 416, Register's Office for Davidson County, Tennessee; the grantees further hereby assumes the obligations of James E. Zeis and wife, Ila Lois Zeis of certain instruments indemnifying the Veterans Administration of the above loan, I, Charles E. Ferrell, Sr. *has bargained and sold, and does hereby transfer and convey unto the said* Terry Brown and wife, Gail Brown, their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Being Lot No. 3 on the Revised Plan of First Mortgage Bond Company's Subdivision of Block "B" Overhill City Subdivision, of record in Book 843, page 28, Register's Office for said County.

SAID Lot No. 3 fronts 45 feet on the southerly margin of Glenrose Avenue and extends back between lines with the westerly margin of Burbank Avenue 128 feet to a dead line measuring 44.7 feet thereon.

Being the same property conveyed to Charles E. Ferrell, Sr., by deed from James E. Zeis and wife, Ila Lois Zeis, of record in Book 5042, page 283, Register's Office for Davidson County, Tennessee.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to the grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 28,134.30

Subscribed and sworn to before me, this the 5th day of May 19 80.

Affiant: Terry W. Brown

My commission expires: 1-19-82 (Affix Seal)

Notary Public: Alma E. Womack

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 229 Glenrose Avenue, Nashville, Tn. 37211 (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 Terry Brown and wife, Gail Brown, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Terry Brown and wife, Gail Brown, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* May, 1980, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles E. Ferrell Sr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ramon E. Womack, *a Notary Public in and for said County and State,* Charles E. Ferrell, Sr., *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 Nashville, *Tennessee, this* 5th *day of* May, *19* 80

Ramon E. Womack
Notary Public

Commission expires January 19, 1982

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

Charles E. Ferrell, Sr.,

TO

Terry Brown and wife
Gail Brown

This instrument prepared by:

Ramon E. Womack, Atty.
182 Thompson Lane
Nashville, Tn.

PUSH

88374

IDENTIF. REFERENCE

MAY 7 12 35 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

28134.30- CO
73.06 CO TX
.50 PRFEE
6.00 WDEED
CHECK 79.56-
7707A05/07/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 88374.

IDENTIF. REFERENCE T

MAY 7 12 35 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 756450