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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Patricia E. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th. DAY OF March, 19 81.

Jane W. Lloyd
Notary Public

MY COMMISSION EXPIRES: 7/19/81
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lenore Willard (NAME)	Mercantile Mortgage Company (NAME)	83-7
(STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	322
(CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	15DA-49611

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, Shri L. Mishra and Johnny C. Brown, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lenore Willard

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. 4 on the Plan of Eastland Oaks, Section One, as of record in Book 4660, Page 67, Register's Office for said county.

SAID Lot No. 4 fronts 63.5 feet on the norherly margin of Eastland Avenue and extends back between parallel lines 200.0 feet to a dead line on the rear on which it measures 63.5 feet.

BEING the same property conveyed to Shri L. Mishra and Johnny C. Brown, III by deed from Kay B. Parker of record in Book 5395, Page 38, Register's Office for Davidson County, Tennessee.

THE GRANTEES hereby assume and agree to pay the first mortgage held by Mercantile Mortgage Company in the original principal amount of $42,000.00 executed November 20, 1978 and filed for record November 22, 1978 in Book 5367, page 119, Register's Office for said county. The insurance and escrow account is to be transferred to the Grantees.

THE Plan of record in Book 4460, Page 67, said Register's Office, shows an Owner's Certificate, a 60 foot minimum building setback line from Eastland Avenue and 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. There is also a 2.5 X 30 foot utility anchor easement located on the southwesterly corner of said lot.

THIS conveyance is unimproved ( ) This is improved (X) property, known as 2319 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

THIS conveyance is subject to any and all restrictive covenants and easements of record.

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 hands ① this (10) TENTH day of March, 19 81

② Shri L. Mishra

Johnny C. Brown, III

Shri L. Mishra

Johnny C. Brown, III

(3) STATE OF Alabama
Montg County

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Personally appeared before me, ④ Willetta Baltimore, a Notary Public in and for said County and State, the within named Johnny C. Brown, III

the 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 Montg, this 10th day of March 19 81

Commission expires ⑧ June, 1982 ⑨

⑦ Willetta Baltimore
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

G 33332

WARRANTY DEED

FROM
Shri L. Mishra and Johnny C. Brown, III

TO
Lenore Willard

IDENTIF. REFERENCE

MAR 16 2 40 PM '81
FELIX Z. [illegible] III REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

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 Shri L. Mishra, 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 Nashville, Tennessee, this 11th day of March ,1981.

Commission Expires: 7/19/81

Notary PUBLIC

5108 03/16 149.50- CHECK

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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
5108A03/16/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 33332

IDENTIF. REFERENCE

MAR 16 2 40 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 811812