BOOK 5724 PAGE 679 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

62,000.00

James Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 19 81.

Notary Public

MY COMMISSION EXPIRES: 4/22/84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1208 Fidelity Federal Building, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES BROWN (NAME)	Mercantile Mortgage Company (NAME)	49-63
5251 Buena Vista Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	13DZ-16940
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo 63178 (CITY) (STATE) (ZIP)	

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 ARTIE T. DURHAM, a Widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES BROWN and wife ELLA L. 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:

Land in the 13th Civil District of said County described as follows:

Beginning on the westerly margin of Buena Vista Pike at the northeast corner of the property conveyed to Edna McIllwain by deed from David A. Wheatley and wife, of record in Book 3096, page 583, Register's Office for said County; thence with McIllwain's northern boundary line, westwardly 430.4 feet to said McIllwain's northwest corner; thence North 7 deg. 30' West 100 feet; thence eastwardly 420 feet, more or less, to the westerly margin of Buena Vista Pike; thence with the margin of same South 12 deg. 30' East 100 feet to the point of the beginning.

Being the same property conveyed to George L. Durham and wife, Artie L. Duurham by deed from Howard B. Moore and wife, Margie Moore, of record in Book 3226, page 5, said Register's Office. The said George L. Durham having since died. This conveyance is subject to restrictive covenants of record in Book 3166,page 285, and easements for gas transmission lines of record in Book 1334, page 182, and Book 2538, page 469, said Register's Office.

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

This is improved (X) unimproved ( ) property, known as 5251 Buena Vista Pike (House Number) (Street) Nashville, Tennessee 37218 (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 24TH day of MARCH, 19 81

Artie T. Durham

ARTIE T. DURHAM, a Widow

STATE OF TENNESSEE
Davidson County

BOOK 5724 PAGE 680

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARTIE T. DURHAM, a Widow

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 24TH day of MARCH 19 81

Commission expires 4/22/84

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

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

WARRANTY DEED

FROM
ARTIE T. DURHAM, a Widow

TO
JAMES BROWN

G 34495

IDENTIF. REFERENCE

MAR 24 1 04 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

03/24 167.70- CHECK

6578

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5724 PAGE 681

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
			62000.00- CO	
			161.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 167.70-	
6578A03/24/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

334495

IDENTIF. REFERENCE

MAR 24 1 04 PM '81

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

No. 813217