7757 03/31 180.70- CHECK

BOOK 5727 PAGE 293 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Donna L Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MARCH, 19 81

Notary Public

MY COMMISSION EXPIRES: 4-7-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| BILLY GARRETT BROWN, et ux (NAME) | DOBSON & JOHNSON, INC. (NAME) | MAP 142-2 |
| 138 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER) | Suite 1800 - One Commerce Place (STREET ADDRESS) | 157 |
| Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | 9D-05354 |

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, PHILLIP W. JOHNSON, et ux JACQUELINE JOHNSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY GARRETT BROWN, et ux DONNA LEWIS 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 Davidson County, Tennessee, being Lot No. 163 on the Plan of Cross Timbers, Section 4, of record in Book 4175, page 54, Register's Office for said County.

SAID Lot No. 163 fronts 120.0 feet on the southeasterly side of Carriage Drive and extends back 116.97 feet on the southwesterly line and 145.90 feet on the northeasterly line, to a line in the rear, measuring 76.28 feet thereon.

BEING the same property conveyed to Phillip W. Johnson and wife, Jacqueline Johnson by deed from Lindsay W. Sullivan, now Lindsay S. Brooks and husband, Jerry Brooks, of record in Book 5470, page 745, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grnatees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc., of record in Book 5470, page 748, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 138 Carriage Drive, Nashville, Tennessee 37221
(House Number) (Street) (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 our hand s this 30th day of March, 19 81

Phillip W Johnson
PHILLIP W. JOHNSON

Jacqueline Johnson
JACQUELINE JOHNSON

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named PHILLIP W. JOHNSON and wife, JACQUELINE JOHNSON,

the bargainor S, 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 30th day of March 19 81

Commission expires 4-12-83

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 (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

PHILLIP W. JOHNSON, et ux

JACQUELINE JOHNSON,

TO

BILLY GARRETT BROWN, et ux

DONNA LEWIS BROWN

PLEASE FILE BOX "7"

335417

IDENTIF. REFERENCE

MAR 31 1 05 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

**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 |
|---|---|---|---|---|
| | | | 67000.00- CO | |
| | | | 174.20 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 180.70- | |
| 7757 | 03/31/81 | BAL | | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

3.354 17

T
IDENTIF. REFERENCE

MAR 31 1 05 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 814351