File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Martin Donald Brandes (NAME)	Western Pacific Mortgage Co. (NAME)	128-10-111
211 Sawyer Brown Court (STREET ADDRESS OR ROUTE NUMBER)	700 North Central Avenue (STREET ADDRESS)	
Nashville, TN. 37221 (CITY) (STATE) (ZIP CODE)	Glendale, California 91203 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5744 PAGE 805

For and in consideration of the sum of Ten and 00/100 ($10.00) DOLLARS

paid in cash, and other good and valuable consideration received from the GRANTEES herein, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from Bobby R. Chapuis et ux, Mary A. Chapuis to Leon Sharber, Trustee, of record in Book 5567, page 823, Register's Office for Davidson County, Tennessee;

BOBBY R. CHAPUIS et ux, MARY A. CHAPUIS

have bargained and sold, and by these presents do transfer and convey unto the said MARTIN DONALD BRANDES and wife, SUZANNE W. BRANDES

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 209 on the Plan of Stacey Square, Section 3, of record in Book 4175, page 154, Register's Office for said County.

SAID Lot No. 209 fronts 40.58 feet on the northerly margin of Sawyer Brown Court and extends back 117.1 feet on the westerly line, and extends back 155.0 feet on the easterly line to a dead line measuring 149.3 feet thereon.

BEING the same property conveyed to Bobby R. Chapuis et ux, Mary A. Chapuis by deed from Gary S. Jordan and wife, Marilyn A. Jordan, of record in Book 5567, page 320, Register's Office for Davidson County, Tennessee.

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.
MAY 13 1 25 PM '81

IDENTIF. REFERENCE

G.4.1684

This is (unimproved ( ) improved XX) property, known as 211 Sawyer Brown Court, Nashville, TN.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 this 12th day of May, 1981.

Bobby R. Chapuis
BOBBY R. CHAPUIS

Mary A. Chapuis
MARY A. CHAPUIS

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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 Bobby R. Chapuis and wife, Mary A. Chapuis

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 12th day of May, 19 81.

My commission expires July 24, 1984 Notary Public Thomas D. Griffin

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 52,695.06 [redacted]
This is equal to or greater than the property would bring at a fair and voluntary sale.

Suzanne W. Brandes

Sworn to and subscribed before me
this 12th day of May, 1981.

My commission expires July 24, 1984 Notary Public Thomas D. Griffin

This instrument was prepared by:

Guaranty Escrow Services, 705 American Trust Bldg., Nashville, Tennessee
Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

5553 05/13 143.32 - CHECK

WARRANTY DEED

FROM

Bobby R. Chapuis and wife,

Mary A. Chapuis

TO

Martin Donald Brandes and wife,

Suzanne W. Brandes

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5744 PAGE 807

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
			52695.00-	CO
			137.02	CO TX
			.50	PRFEE
			6.00	MDEED
			CHECK	143.52-
5353A05/13/81			DEL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4 1 6 8 4

IDENTIF. REFERENCE

MAY 13 1 25 PM '81

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

No. 821853