File 41

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Felix D. Brown et ux (NAME)	Third National Mortgage Company (NAME)	150-10-31
3101 Fieldstone Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2628 (STREET ADDRESS)	
Antioch, TN. 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5760 PAGE 109

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 Dewitt A. Hogue, Jr. and wife, Peggy S. Hogue to Warren H. Wild, Jr., Trustee, of record in Book 5685, page 452, Register's Office for Davidson County, Tennessee;

DEWITT A. HOGUE, JR. and wife, PEGGY S. HOGUE

have bargained and sold, and by these presents do transfer and convey unto the said FELIX D. BROWN and wife, JACQUELINE B. BROWN

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. 94 on the Plan of Cherry Hills, Section 10-B, as of record in Book 5210, page 139, Register's Office for said County.

SAID Lot No. 94 fronts 123 feet on the westerly side of Fieldstone Drive and extends back 114.02 feet on the northerly line and 94 feet on the southerly line to a dead line in the rear, measuring 67.66 feet thereon.

BEING the same property conveyed to Dewitt A. Hogue, Jr. and wife, Peggy S. Hogue by deed from Intercontinetal Construction Corporation, of record in Book 5683, page 449, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3101 Fieldstone Drive, Antioch, Tennessee 37013
(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 18th day of June, 19 81.

X Dewitt A. Hogue Jr. — DEWITT A. HOGUE, JR.

X Peggy S. Hogue — PEGGY S. HOGUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5760 PAGE 110

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dewitt A. Hoque, Jr. and wife, Peggy S. Hogue

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 18th day of June, 1981.

My commission expires 7-21-84 Notary Public Dorothy A. Wilson

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 $ 68,076.64 This is equal to or greater than the property would bring at a fair and voluntary sale.

X Felix D Brown

Sworn to and subscribed before me this 18th day of June, 1981.

My commission expires 7-21-84 Notary Public Dorothy A. Wilson

This instrument was prepared by:	
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN. 37201	
Name	Address

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

WARRANTY DEED

FROM Dewitt A. Hoque, Jr. and wife, Peggy S. Hoque

TO Felix D. Brown and wife, Jacqueline B. Brown

G. 4. 7-3 6 5

IDENTIF. REFERENCE

JUN 22 10 35 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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 BOOK 5760 PAGE 111

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
			68076.64- CO	
			177.06 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	183.56-
			259DA06/22/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 7-3 6 5

IDENTIF. REFERENCE T

JUN 22 10 35 AM '81

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

No. 828650