6007 11/02 145.34- CHECK

FORM NO. WD-1

BOOK 5814 PAGE 193

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,442.30

James P. Brown
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. & Angela J. Brown (NAME)	Same (NAME)	91-15-176
301 51st Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	25W-9655
Nashville, Tn. 37209 (CITY) (STATE) (P O ZIP)	(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, Kerry G. Nowlan and wife, Patricia Anne Nowlan

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Paul Brown and wife, Angela J. 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:

BEING part of Block No. 11 in the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at the northwest corner of 51st Avenue North and Nevada Avenue and running thence with the northerly margin of Nevada Avenue westwardly 150 feet to a point; thence northwardly and parallel with 51st Avenue 180 feet to the southerly margin of an alley; thence with the southerly margin of said alley eastwardly 5 feet, thence southwardly 50 feet; thence westwardly 145 feet to the margin of 51st Avenue, thence with the same southwardly 130 feet to the beginning.

BEING the same property conveyed to Kerry G. Nowlan and wife, Patricia Ann Nowlan by deed from John J. Roper, unmarried, of record in Book 5534, page 301, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Herbert Travis McCall and wife, Mary E. McCall of record in Book 5446, page 974, and as corrected by Deed of Correction of record in Book 5814, page 191, said Register's Office. Said interest rate is 10% per annum payable $311.64 per month.
TAXES for 1981 have been pro-rated and paid.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

unimproved ( )
This is improved (X) property, known as 301 51st Avenue North (House Number) (Street) Nashville, Tn. 37209 (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 October, 19 81

Kerry G. Nowlan

Patricia Anne Nowlan

BOOK 5814 PAGE 194

STATE OF TENNESSEE
Davidson County

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kerry G. Nowlan and Patricia Anne Nowlan

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 October, 19 81

Commission expires 4/21/85

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) as such _____ and (they) _____, 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

Kerry G. Nowlan and wife,

Patricia Anne Nowlan

TO

James Paul Brown and wife,

Angela J. Brown

G 6 6 4 6 6

IDENTIF. REFERENCE

Nov 2 10 33 AM '81

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5814 PAGE 195

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			53442.30- CO	
			138.84 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.34-	
6007A11/02/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G66466

CROSS REFERENCE

Nov 2 10 33 AM '81

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

No. 851201