THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TENNESSEE.

WARRANTY DEED

BOOK 5843 PAGE 319

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER BROWN, JR., ET UX	Walter Brown, Jr. et ux	11D-41623
(NAME)	(NAME)	
605 Woodshire Drive	4104 Dalemere Court	Map 33-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 4
Goodlettsville, Tn. 37072	Nashville, Tn. 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, P. C. SELLS AND L. B. OSBORNE, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said WALTER BROWN, JR., AND WIFE, MARTHA A. BROWN, *the Grantees herein, their* ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Ridge Mont Estates, of record in Book 5050, page 73, Register's Office for said County, to which plan reference is made for a particular description of said lot.

BEING the property conveyed to P. C. SELLS AND L. B. OSBORNE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, by deed from JOHN R. REYNOLDS AND WIFE, of record in Book 5731, page 598, said Register's Office.

This conveyance is subject to restrictive covenant of record in Book 5170, page 949; said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,000.00

Subscribed and sworn to before me, this the 21 day of January, 19 82

My commission expires: 4-22-84

(Affix Seal)

Affiant: Martha A. Brown

Notary Public: A. C. Bloan

This is improved ( ) unimproved (X) property, known as ..... (House Number) ..... (Street) ..... P.O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their ~~XXXXXX~~, *heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to Grantees, their (successors) heirs and assigns, against the lawful claims of all persons.

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 21 *day of* January, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

P. C. Sells
(P. C. Sells)

L. B. Osborne
(L. B. Osborne)

RECEIVED 350

NT WAS PREPARED BY [illegible]

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5843 PAGE 320

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* P. C. Sells and L. B. Osborne

the within named bargainors, 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 Goodlettsville *Tennessee, this* 21st *day of* January, *19* 82.

A. C. Sloan *Notary Public*

Commission expires 4-22-84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

0665

WARRANTY DEED

FROM

P. C. Sells and L. B. Osborne

TO

Walter Brown, Jr. et ux, Martha A.

RETURN TO:

Walter Brown, Jr.
4104 Dalemere Court
Nashville, Tenn.
37207

G 7 6 5 1 6

IDENTIF. REFERENCE

JAN 22 8 32 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5843 PAGE 321

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
			15000.00-	CO
			39.00	CO TX
			.50	PRFEE:
			6.00	WDEED:
				CHECK 45.50+
			B605A01/22/82	BAL .00:

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 6 5 1 6

IDENTIF. REFERENCE

JAN 22 8 32 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 863364