File 21

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
MARTHA M. DUNCAN	Mortgage Corporation of the South	102-3-25
(NAME)	(NAME)	
	P. O. Box 10726	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Birmingham, Alabama 35202	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5919 PAGE 728

For and in consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)----------DOLLARS

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of a note in the original principal amount of $13,700.00, payable to Woronoco Savings Bank, Westfield, Massachusetts, secured by a Deed of Trust of record in Book 3516, page 267, in the Register's Office for Davidson County, Tennessee,

WE, CHARLES S. BROWN, JR., and sister MARGARET A. BATEMAN, being the heirs-at-law of Charles Sinclair Brown and wife, Ella M. Brown,

have bargained and sold, and by these presents do transfer and convey unto the said MARTHA M. DUNCAN

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

Being Lot No. 1048 on the Plan of Charlotte Park, Section 14, of record in Book 3300, pages 29 and 30, Register's Office for said County.

Said Lot No. 1048 fronts 70 feet on the east side of Comet Drive and extends back 148.2 feet on the northerly line and 138.4 feet on the southerly line, to a dead line in the rear on which it measures 96.58 feet.

Being the same property conveyed to Charles Sinclair Brown and wife, Ella M. Brown by deed from Cumberland Valley Builders, Inc., a Tennessee corporation of record in Book 3498, page 299, said Register's Office. The said Charles Sinclair Brown and wife Ella M. Brown having since died and title now being vested in Charles S. Brown, Jr., and sister Margaret A. Bateman.

unimproved ( )
This is improved ( ) property, known as _____ (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 31st day of August, 19 82.

MARGARET A. BATEMAN: Margaret A. Bateman

BY: Sam D. Hodges attorney in Fact

Sam D. Hodges, III, Attorney in Fact

Charles S. Brown, Jr.

CHARLES S. BROWN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5919 PAGE 729

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles S. Brown, Jr.,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 19 82.

My commission expires 10-17-82 Notary Public Bobbie Jane Dutton

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 $49,268.90
This is equal to or greater than the property would bring at a fair and voluntary sale.

Martha Duncan

Sworn to and subscribed before me
this 3rd day of August, 1982.

My commission expires 10-17-82 Notary Public Bobbie Jane Dutton

This instrument was prepared by:

SAM D. HODGES, III	1400 American Trust Building	Nashville, Tennessee 37201
Name	Address	

H 02551

WARRANTY DEED

FROM

TO

IDENTIF. REFERENCE

AUG 4 8 15 AM '82

FELIX Z. WILLIS II REGISTER
DAVIDSON COUNTY, TN

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of August, 1982, before me, personally appeared SAM D. HODGES, III, to me known to be the person who executed the foregoing instrument in behalf of MARGARET A. BATEMAN, and acknowledged that he executed the same as the free act and deed of said Margaret A. Bateman.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of August, 1982.

Lottie Jane Watson
NOTARY PUBLIC

My Commission Expires: 10-17-82

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

RECEIVED OF _____

FOR _____ BOOK 5919 PAGE 731

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
			49268.90- CO	
			128.18 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	137.68-
			1487ADo/04/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 2.5.5.1.

IDENTIF. REFERENCE

AUG 4 8 15 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 894902