This instrument prepared by:
Milton W. Smith, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Dennis Rowe & John R. Loughran | Security Federal Savings & Loan | Map 73-10 |
| (NAME) | (NAME) | |
| % Southeastern Co. (P.O. Box 830) | 4235 Hillsboro Rd. | Parcel 40 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37202 | Nashville, TN 37215 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

BOOK 6129 PAGE 632

*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, including the assumption by Grantees of the unpaid balance of an indebtedness owing to Security Federal Savings and Loan Association as secured by that Deed of Trust of record in Book 6031, page 860, Register's Office for Davidson County, Tennessee, which Deed of Trust and unpaid balance Grantees herein assume and promise to pay,

Charles C. Brown and wife, Diane J. Brown,

*have this day bargained and sold, and do hereby transfer and convey unto the said*

Dennis Rowe and John R. Loughran, as tenants in common, hereinafter called Grantees, their,

~~XXXXXXXX~~ *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 48 on the Plan of Moss Rose Estates of record in Book 4860, page 112, said Register's Office, to which plan reference is here made for a more complete description of said lot.

Being part of the property conveyed to Charles C. Brown by deed from Margie L. Williams, single, of record in Book 6030, page 162, said Register's Office.

As part of this conveyance the existing escrow account with Security Federal Savings and Loan is being transferred to Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 31st day of August 1983

Affiant

My commission expires: June 22, 1984 (Affix Seal)

Notary Public

This is ~~unimproved ( )~~ improved (XX) property, known as Lot 48, Morganmeade Drive, Nashville, TN
(House Number) (Street) P. O. Address (City or Town

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* Grantees, their

~~XXXXXXX~~ *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,* except as stated herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

~~XXXXXXX~~ *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 30th *day of* August *, 1983, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Charles C. Brown

Diane J. Brown

09/06 201.50- CHECK

4884

OFFICIAL RECEIPT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 6129 PAGE 633

*Personally appeared before me,* the undersigned *, a Notary Public in and for said County and State,*

Charles C. Brown and wife, Diane J. Brown

*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* Nashville, *this* 30th *day of* August *, 1983 .*

*Commission expires* Jan 22, 1984

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*

H 7.1.4 6.3

IDENTIF. REFERENCE

SEP 6 8 38 AM '83

FELIX Z. WILSON R.M. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of

COLONIAL TITLE COMPANY
Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR BOOK 6129 PAGE 634

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 75000.00- CO | |
| | | | 195.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 201.50- |
| 4884A09/06/83 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7: 1 4 6: 3

IDENTIF. REFERENCE

SEP 6 8 39 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 976251