FORM NO. WD-1

BOOK 6279 PAGE 872

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,948.30 William F. Brake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. & Juanita K. Brake (NAME)	Same (NAME)	Map 133-6
3617 Sanford Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 61
Nashville, TN 37211 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	6DA-56180

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, Alfred R. Flautt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Brake and wife, Juanita K. Brake

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 Lot No. 7 on the Plan of D. M. Mincy's Addition to Flatrock of record in Book 547, page 24, said Register's Office.

SAID Lot No. 7 fronts 50 feet on the westerly margin of Sanford Avenue and extends back between parallel lines 180.25 feet to an alley.

BEING the same property conveyed to Alfred R. Flautt by deed from Robert L. Varney and wife, Betty J. Varney of record in Book 5652, page 627, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the vendor's lien retained in the Installment Deed from Howard W. Greenfield and wife, Audrey E. Greenfield of record in Book 5426, page 329, said Register's Office.

TAXES for 1984 have been pro-rated and assumed by Grantees.

Property is purchased in "AS-IS" condition.
Easement for Sanitary Sewers and/or storm drainage of record in Book 4224, page 161, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 3617 Sanford Avenue Nashville, TN 37211
(House Number) (Street) (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 my hand this 25th day of April, 19 84

Alfred R. Flautt

BOOK 6279 PAGE 873

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Alfred R. Flautt

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 25th day of April, 1984

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) (they) as such _____ and _____, 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
Alfred R. Flautt

TO
William F. Brake and wife,
Juanita K. Brake

File Box 24

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

118296

IDENTIF. REFERENCE

APR 27 10 35 AM '84

FILED [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6279 PAGE 874

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
			19546.30- CAMT.	
			51.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.24-
1946A	04/27/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 8 2 9 6

IDENTIF. REFERENCE

APR 27 10 35 AM '84

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 31597