PREPARED BY
BONE & AMONETTE by information furnished by the parties herein.

WARRANTY DEED

Prepared by: BONE & AMONETTE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
TOMMY BROWN	Same	Map - 18-16
(NAME)	(NAME)	Par - 81
400 Main St	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Goodlettsville TN 37072		
(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, BETHEL BROWN AND WIFE, MARY L. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY BROWN AND WIFE, KAY 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:

BOOK 5285 PAGE 593

SITUATED in the 10th Civil District of Davidson County, as follows:

TRACT NO. 1: Beginning at a point in the northern margin of McClure Street (Old Brick Church Pike) said point also being the western margin of North Main Street (U.S. Highway 31-41W); thence N. 13 deg. 30 min. W. 43 feet with said margin to an iron pin (southeast corner of Tract 2); thence leaving said margin and running with the line of Tract 2, S. 76 deg. 30 min. W. 62 feet to an iron pin; thence S. 14 deg. 30 min. E. 43 feet to a point in the northern margin of McClure Street (Old Brick Church Pike); thence with said margin S. 81 deg. 35 min. W. 62 feet to the point of beginning.

BEING the same property conveyed to Bethel Brown and wife, Mary L. Brown from Paschall H. Young, et ux, of record in Book 2198, page 416, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: Beginning at a point 43 feet north of the intersection of McClure Street (Old Brick Church Pike) and U.S. Highway 31-41W (North Main Street) thence N. 13 deg. 30 min. W. 27 feet to an iron pin in the southeast corner of the South Central Bell (formerly Daws) line; thence S. 76 deg. 30 min. W. 53.85 feet to an iron pin; thence S. 15 deg. 46 min. W. 27 feet to an iron pin, the northwest corner of Tract 1; thence S. 76 deg. 30 min. E. 55.15 feet to the point of beginning.

BEING the same property conveyed to Bethel Brown and wife, Mary L. Brown by deed from Lee Jarvis Vecchione, et al, of record in Book 3853, page 5, Register's Office for said County.

TRACT NO. 3: Beginning at a point in the northerly margin of Old Brick Church Pike (McClure Street); thence with said margin S. 81 deg. 35 min. W. 6.77 feet to a concrete monument; thence leaving said margin of Old Brick Church Pike (McClure Street) in a northerly direction with a severance line as herein established along the block wall of a one story concrete block building, N. 10 deg. 33 min. W. 65.12 feet to a concrete monument; thence N. 81 deg. 35 min. E. 2.26 feet to a point; thence in a southerly direction, S. 14 deg. 30 min. E. 65.44 feet to the northerly margin of Old Brick Church Pike (McClure Street) and the point of beginning, containing 293.8 square feet, or 0.01 acre, more or less.

BEING the same property conveyed to Bethel Brown, et ux, by deed from South Central Bell Telephone Company in Book 4479, page 299, Register's Office for said County.

I 20028
IDENTIF. REFERENCE
MAY 4 10 20 AM '84
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

DEL. ENT.

unimproved ( )
This is improved ( ) property, known as 400 N Main St (House Number) (Street) Goodlettsville TN 37072 (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 convenant 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 convenant 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 27 day of April, 19 84

Bethel Brown
BETHEL BROWN

Mary Lee Brown
MARY L. BROWN

BOOK 6285 PAGE 334

STATE OF TENNESSEE
SUMNER County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BETHEL BROWN AND WIFE, MARY L. BROWN

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 Gallatin, Tennessee, this 27th day of April, 19 84.

Commission expires 7-21-84

Kenneth T. Anderson
Notary Public

STATE OF TENNESSEE
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

FORM 11-77

STATE OF TENNESSEE
County of SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Tommy Brown
Affiant

Subscribed and sworn to before me, this the 27 day of April, 19 84.

Kenneth T. Anderson
Notary Public

My commission expires 7-21-84

(AFFIX SEAL)

WARRANTY DEED

FROM
BETHEL BROWN AND WIFE,
MARY L. BROWN

TO
TOMMY BROWN AND WIFE,
KAY BROWN

Prepared by:
BONE & AMONETTE
A PROFESSIONAL LAW CORPORATION
SECOND FLOOR, SUMNER BANK BUILDING
GALLATIN, TENNESSEE 37066
(615) 452-1631 or (615) 244-3044

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6285 PAGE 595

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

27000.00- CONT.
70.20 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 76.70-
3942A05/04/84 TAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

120628

IDENTIF. REFERENCE

MAY 4 10 20 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 33537