FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES: 5-21-84

(AFFIX SEAL)

FDC

THIS INSTRUMENT WAS PREPARED BY
Patricia Spicer Carden
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leonard H. McCormack et al	Morris Mortgage Corporation	71-16-275.2
716 Douglas Avenue and (NAME)	Suite 355 1000 Circle (NAME)	
714 Douglas Avenue	75 Parkway	71-16-275.1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Atlanta, Ga 30339	
(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, Charles F. Brown, Jr. and wife, Diane M. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard H. McCormack and Dennis Mark Phillips

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:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Resubdivision of Lots 340,341,342, and 343 of the Oakwood Park Subdivision, of record in Book 3500, page 124, Register's Office for said County.

Said Lot No. 2 fronts 48.0 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.9 feet on the easterly line and 115.72 feet on the westerly line to a dead line in the rear, measuring 45.4 feet thereon.

Being the same property conveyed to Commerce Union Bank, by deed from Jefferson H. Ockerman, Successor Trustee of record in Book 3500, page 124 Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. I on the plan of Resubdivision of Lots 340, 341, 342, and 343 of the Oakwood Park Subdivision, of record in Book 3500, page 124, Register's office for said County.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet of the easterly margin of N. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the easterly line and 52.6 feet on the southerly line to a point of intersection.

Being part of the same property conveyed to Commerce Union Bank by deed from*

unimproved (xx)
This is improved (XX) property, known as 716 Douglas Avenue and 714 Douglas Avenue Nashville, TN
(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 7th day of May, 19 84

Charles F. Brown, Jr.

Diane M. Brown

*Jefferson H. Ockerman, Successor Trustee of record in Book 6106, Page 717, Register's Office for Davidson County, Tennessee.

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Charles F. Brown, Jr. & Diane M. Brown

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that I executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 7th day of May, 19 84

Patricia Ann Johnson
NOTARY PUBLIC

My commission expires:
10-20-85

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) 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 himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Charles F. Brown, Jr. and wife, Diane M. Brown

TO

Leonard H. McCormack and Dennis M. Phillips

PATRICIA SPICER CARDEN
ATTORNEY AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

IDENTIF. REFERENCE

MAY 11 10 01 AM 1984

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

12158.4

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

RECEIVED OF _____

FOR _____

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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

124000.00- CAMT.
327.40 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 328.90-
5868A05/11/84 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 5 8 4

IDENTIF. REFERENCE

MAY 11 10 01 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35425