This Instrument Prepared By:

GORDON, BOTTORFF, SROUJI, WATERS
& HESS
5201 Maryland Way
Brentwood, Tennessee 37027

WARRANTY DEED

BOOK 6318 PAGE 17

FROM: DOROTHY D. BEARDEN

TO: JOHN WILLIAM BRAND and wife, JOYCE ANN BRAND

GENERAL PROPERTY REFERENCE: 905 Fair Oaks Drive
Madison, Tennessee 37115

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Nos.
John William Brand Joyce Ann Brand 905 Fair Oaks Drive Madison, Tennessee 37115	Same	51-6-17 11D-14955

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Seventy Eight Thousand Five Hundred and no/100 ($78,500.00) Dollars.

Joyce Ann Brand
John William Brand
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15 day of June, 1984.

Notary Public

My Commission Expires: My Commission Expires Jan. 21, 1985

FOR AND IN CONSIDERATION OF the sum of SEVENTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 ($78,500.00) DOLLARS, cash in hand paid, DOROTHY D. BEARDEN, has bargained and sold, and by these presents does transfer and convey unto JOHN WILLIAM BRAND, and wife, JOYCE ANN BRAND, their heirs, successors and assigns, a certain tract or parcel of land situated in the 9th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4 on the Plan of Pleasant Acres, Section V, of record in Book 2331, page 56, Register's Office for said County.

Said Lot No. 4 fronts 155.75 feet on the south side of Fair Oaks Drive and runs back between lines 259.4 feet on the west line and 255.5 feet on the east line to a dead line in the rear on which it measures 155 feet.

Being the same property conveyed to Robert Irvine Bearden and wife, Dorothy D. Bearden by deed from Daniel Mosley and wife, Louise A. Mosley, of record in Book 3433, page 617, Register's Office, Davidson County, Tennessee. (The said Robert Irvine Bearden is deceased.)

06/15 210.00- CHECK

5325

1984 Davidson County property taxes to be pro-rated between Seller and Buyers as of the date of closing.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to John William Brand and wife, Joyce Ann Brand, their heirs, successors and assigns, forever.

Dorothy D. Bearden does covenant with John William Brand and wife, Joyce Ann Brand, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

Dorothy D. Bearden further covenants and binds herself, her heirs, successors and assigns, to warrant and defend forever the title to said land to John William Brand and wife, Joyce Ann Brand, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of June, 1984.

Dorothy D. Bearden
DOROTHY D. BEARDEN

STATE OF Tenn
COUNTY OF Davidson

Before me, T. Dale Cobb of the State and County aforesaid, personally appeared DOROTHY D. BEARDEN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained, by signing her name thereto.

Witness my hand and seal at office in Nashville TN, this 15th day of June, 1984.

T. Dale Cobb
Notary Public

My Commission Expires: _____

T. DALE COBB NOTARY PUBLIC DAVIDSON COUNTY, TN

I 2 9 8 8 2

IDENTIF. REFERENCE

JUN 18 2 31 PM '84

REGISTER OF DEEDS DAVIDSON COUNTY, TN

MAIL ENVL

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	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			78500.00- CAMT.	
			204.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	210.60-
5925A	06/18/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 9 8 8 2

IDENTIF. REFERENCE

JUN 18 2 31 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0045201