#3310

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6323 PAGE 36

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet L. Brown (NAME)	National Mortgage Company (NAME)	162-9A
5510 Country Drive, Unit #24 (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	24
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	5DU-55900

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, JANET M. VANCE a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANET L. BROWN a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Unit No. 24, Building 4, on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Plat Book 4460, page 133, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Janet M. Vance by deed from Randall Phillips Builders, Inc., of record in Book 5075, page 891, said Register's Office.

This conveyance is made subject to: (1) 1984 Taxes, which have been assumed by the Buyers; (2) Various easements, limitations and restrictions of record in Book 4460, page 133; (3) All matters appearing on the Plan of record in Plat Book 4460, page 133; (4) By-Laws of record in Book 4659, page 39; (5) Common Area Covenants of record in Book 4659, page 32; and (6) Easement of record in Book 4842, page 979, said Register's Office.

As part of the consideration for this transfer, the grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated October 5, 1976, in the original principal sum of $27,050.00, payable to Tennessee Housing Development Agency in monthly installment, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5075, page 893, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 5510 Country Drive, Unit #24 Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 8th day of June, 19 84.

X Janet M. Vance

JANET M. VANCE

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF ~~Davidson~~ Alachua

BOOK 6323 PAGE 37

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANET M. VANCE a single woman

the bargainor ____, with whom I am personally acquainted,* and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Gainesville, Florida, this 8th day of June, 19 84.

My commission expires 4/2/86 Notary Public Susan L. Hart

*or proved to me on basis of satisfactory evidence,

STATE OF TENNESSEE

COUNTY OF ____

Before me, the undersigned, 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 as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____.

Witness my hand and official seal, at ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

I 3 1 3 4 7

IDENTIF. REFERENCE

JUN 25 11 39 AM '84

FEE $ ____ REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Janet L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 84

MY COMMISSION EXPIRES: ~~4/2/86~~ (AFFIX SEAL)

~~Susan L. Hart~~
Notary Public

WARRANTY DEED

FROM Janet M. Vance

TO Janet L. Brown

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926
File Box #38

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6323 PAGE 38

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47500.00- CONT.
123.50 COTAX
.50 PRFEE
6.00 WDEED
CHECK 130.00-
7657A06/25/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 1 3 4 7

IDENTIF. REFERENCE

JUN 25 11 39 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0046882