3044

FORM NO. WD-1

Book 6373 PAGE 569

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 29,500.00

Howard L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 1984

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOWARD L. BROWN, Unmarried (NAME)	Eagle Mortgage and Investment Company (NAME)	
1018 West Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	83-1-73
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	27W-23060

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, TOM LeGARDE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HOWARD L. BROWN, Unmarried

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. 14 and the easterly 5 feet of Lot No. 15 on the Plan of Jones and Bradfords Subdivision of record in Book 161, page 142, Register's Office for said County.

Said property fronts a total of 55 feet on the southerly side of West Greenwood Avenue and runs back between parallel lines 154.5 feet to an alley on which it measures a total of 55 feet.

Being the same property conveyed to Tom LeGarde by deed from Samuel J. Pierce, Jr., Secretary of Housing & Urban Development of record in Book 6338, page 596, said Register's Office.

Diane LeGarde, the wife of Tom LeGarde, joins in the execution of this instrument for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

THIS conveyance is subject to any and all restrictions and easements of record.

147274

IDENTIF. REFERENCE

SEP 4 12 06 PM '84

REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 1018 West Greenwood Avenue (House Number) (Street) Nashville, Tennessee 37206 (P. O. Address) (City or Town) (Postal Zip)

09/04 33.20-

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 31st day of August, 1984

Tom LeGarde
TOM LeGARDE

Diane LeGarde

7402

BOOK 6373 PAGE 570

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom LeGarde and wife, Diane LeGarde

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 19 84.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
TOM LeGARDE

TO
HOWARD L. BROWN, Unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6373 PAGE 571

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

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

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

29500.00- CAMT.
76.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 83.20-
7402A09/04/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 7 2 7 2

T
IDENTIF. REFERENCE

SEP 4 12 06 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0066017