Gail Pigg, Attorney
Suite 1401, One Commerce Place
Nashville, TN 37239

BOOK 26

BOOK 6376 PAGE 703

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles M. Brown and wife, Brenda F. Brown	Fidelity Federal Savings & Loan Association	126
Rt. 1, Old Charlotte Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	#24
Pegram, TN (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	9D-14220

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings and Loan Association, secured by a deed of trust of record in Book 4968, page 892, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

LYNDA K. DOWNING (UNMARRIED)

have this day bargained and sold, and do hereby transfer and convey unto the said

CHARLES M. BROWN and wife, BRENDA F. BROWN

certain real estate in Davidson County, Tennessee, as follows: the Grantees herein, their (successors), heirs and assigns.

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineer Surveyors, on June 29, 1957, as follows:

Beginning at a point in the westerly margin of Old Charlotte Road, said point being north 2 deg. east 725 feet from the northwesterly intersection of said road and U.S. Highway 70; thence north 88 deg. west 698.2 feet to a point; thence north 8 deg. 49' east 151 feet to a point; thence south 88 deg. east 680.7 feet to a point in the westerly margin of said road; thence southwardly with the margin of the same, 150 feet to the point of beginning.

Being the same property conveyed to Joseph L. Downing and wife, Lynda K. Downing, by deed from Lawrence E. Barnes and wife, Glenda Barnes, of record in Book 5268, page 524, said Register's office, the said Joseph L. Downing having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,990.29

Subscribed and sworn to before me, this the 7th day of September, 19 84

Affiant Charles M. Brown

My commission expires 1-20-85 (Affix Seal)

Notary Public Gail Pigg

unimproved ( )
This is improved (X) property, known as Rt. 1, Old Charlotte Road, Pegram, Tennessee
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1984 taxes and deed of trust in Bk.4968, p.892

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 7th day of September, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lynda K. Downing
Lynda K. Downing

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6376 PAGE 704

3544

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Lynda K. Downing

the within named 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*
this 7th *day of* September *, 19* 84.

Notary Public

Commission expires 1-20-85

09/07 1127 80-

CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, 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* *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* *self as* *.*

Witness my hand and seal, at office in *this* *day of* *, 19* *

Notary Public

Commission expires

1.48 1.7.4:

IDENTIFICATION

SEP 7 11 23 AM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Lynda K. Downing

TO

Charles M. Brown et ux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

57990.29- CAMT.
150.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 157.30-
6544A09/07/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 8 1 7 4

ID ENTIE REFERENCE

SEP 7 11 25 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0067123