ADDR Debra J Brown Box 52 ma, NY 14767 | First Security Realty PO Box 4650 Salt Lake City, Utah

May '12-2 Per 84 ac

THIS DEED, made and entered into this 7th day of September, 1984, by and between DANIEL FRANCIS BROWN, a single person, party of the first part, and DEBRA JEAN BROWN, a single person, of ~~3407~~ 3704 Burrus Avenue, Nashville, Tennessee, 37216, party of the second part,

BOOK 6494 PAGE 993

W I T N E S S E T H:

THAT for and in consideration of and pursuant to a decree of dissolution of the marriage entered in Fayette Circuit Court, Civil Action No. 84-CI-1640, styled "In Re the Marriage of Debra Jean Brown, Joint Petitioner, and Daniel Francis Brown, Joint Petitioner", the party of the first part has bargained and sold and does hereby grant and convey unto the party of the second part, her heirs and assigns forever, the following described property, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, being the northerly 49 feet 6 inches front and the southerly 49 feet 6 inches rear of Lot No. 72, and southerly 2 feet 6 inches front of Lot No. 73 on the Map of E. B. Craig's Subdivision of the Crownover Property, as of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.
>
> SAID parts of said lots front together 52 feet on the southeasterly side of Burrus Street and run back between lines 142 feet 6 inches more or less on the southerly line and 143 feet 6 inches, more or less, on the northerly line, to a dead line and measures 49 feet and 6 inches thereon.
>
> BEING the same property conveyed to the parties herein by deed dated April 6, 1979, of record in Deed Book 5418, page 175, Register's Office for Davidson County, Tennessee.
>
> Said property is conveyed subject to Restrictions filed for record prior to February 15, 1950, in Book 1163, page 418, said Register's Office; and easement for a basement drain across the southwest corner of the property in question, as reserved in the deed from Charles Phillips and wife, to D. F. Siler, and wife, of record in Book 1257, page 80, said Register's Office.

TO HAVE AND TO HOLD, the same unto the party of the second part, her heirs and assigns forever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The party of the first part does hereby release and relinquish unto the party of the second part, her heirs and assigns forever, all his right, title and interest in and to said property, including homestead and all other exemptions allowed by law, and does hereby covenant to and with said party of the second part, her heirs and assigns, that he is BOOK 6494 PAGE 994 lawfully seized in fee simple to said property and has good and perfect right to sell and convey the same as herein done; that the title to said property is clear, perfect and unencumbered except for any mortgage of record against said property, and taxes and assessments for the year 1984, which mortgage, taxes and assessments and those of succeeding years second party assumes and agrees to pay, and with such exception he will WARRANT GENERALLY the said title.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title and this conveyance is made subject to any restrictions and easements which may appear of record affecting the above described property.

IN WITNESS WHEREOF, first party has subscribed his name this day and year first above written.

Daniel Francis Brown
DANIEL FRANCIS BROWN

STATE OF KENTUCKY)
)
COUNTY OF FAYETTE)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL FRANCIS BROWN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein ccntained. Witness my hand and official seal at Lexington, Kentucky, this 7th day of September, 1984.

Take outs

Commission expires January 15, 1988.

Mark Brown
NOTARY PUBLIC

PREPARED BY:

BROWN, SLEDD & McCANN, P.S.C.
367 West Short Street
Lexington, Kentucky 40507

By Mark Brown

IDENTIF. REFERENCE

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DAVIDSON COUNTY, TN

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