prepared by:
Saturn + Mazza
912 3rd Av. N.
Nashville, Tn. 37201

3047

SPECIAL

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Stuart C. Brown (NAME)	MORTGAGE TRUST COMPANY (NAME)	
6032 Gardendale Dr. (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road , Suite 100 (STREET ADDRESS)	Map 158-3
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	Parcel 73

BOOK 6581 PAGE 991

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars,

Cash in hand paid by Stuart C. Brown, unmarried and Roberta G. Ahern, unmarried and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Robert P. Marshall and wife, Erna M. Marshall

have this day bargained and sold, and do hereby transfer and convey unto the said Stuart C. Brown, unmarried and Roberta G. Ahern, unmarried

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

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County, to which said plat reference is here made for a more particular description of said lot.

Being the same property conveyed to Robert P. Marshall and wife, Erna M. Marshall, by deed from William O. Thomason and wife, Ann Thomason of record in Book 5300, page 152, Register's Office of Davidson County, Tennessee.

This instrument is executed by David H. Williamson, as Attorney in Fact for Robert P. Marshall and Erna M. Marshall, pursuant to a Power of Attorney of record in Book 6575, page 455, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
PUBLIC

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

The actual consideration or value whichever is greater, for this transfer is $ 132,300.00

Affiant David H. Williamson, attorney-in-fact for Robert P. and Erna M. Marshall

Subscribed and sworn to before me, this the 24th day of May, 1985

Notary Public

My commission expires: 3/30/86 (Affix Seal)

Unimproved
This ~~Improved~~ (X) property, known as 6032 Gardendale Drive, Nashville, 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.

To Specially Warrant

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, claiming by, under, or through the Grantor.

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 28th day of May, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert P. Marshall by his attorney in fact, David H Williamson

Robert P. Marshall, by his attorney in fact, David H. Williamson

Erna M Marshall, by her attorney in fact, David H Williamson

Erna M. Marshall, by her attorney in fact David H. Williamson

05/13/350 - CHECK

3139

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... , *a Notary Public in and for said County and State,* .....

.....

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

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

..... *Notary Public*

Commission expires.....

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.....

STATE OF NEW YORK
COUNTY OF New York

Personally appeared before me, a Notary Public in and for said County and State, the within named David H. Williamson, to me known to be the person who executed the foregoing instrument in behalf of Robert P. Marshall and wife, Erna M. Marshall and acknowledged that he executed the same as the free act and deed of said Robert P. Marshall and wife, Erna M. Marshall.

Witness my hand and official at New York, New York, this 29th day of May, 1985.

My Commission Expires _____

Marguerite Cerf
Notary Public

MARGUERITE CERF
NOTARY PUBLIC, State of New York
No. 01CE4816638
Qualified in Nassau County
Certificate Filed in New York County
Commission Expires March 30, 19[illegible]

SPECIAL **WARRANTY DEED**

FROM
Robert P. and Erna M. Marshall
TO
Stuart C. Brown and Roberta G. Ahern

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

JUN 13 3 24 PM '85
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIF. REFERENCE

J 1 2 9 4 8.

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

132300.00- CAMT.
343.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 350.48-
8139A06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 2 9 4 8

IDENTIF. REFERENCE

JUN 13 3 24 PM '85

FELIX Z. WILSON, II REGIST
DAVIDSON COUNTY, TN

No. 144568