THIS INSTRUMENT PREPARED BY: [illegible] Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

BOOK 6736 PAGE 873

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CABE DIXON BROWN, ET UX	CITIZEN & SOUTHERN MORTGAGE COMPANY	Map 43-12
(NAME)	(NAME)	
151 Rio Vista Drive	P. O. Box 656	Parcel 17
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Tucker, GA 30085-0656	11D 52550
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES H. KNIGHT AND WIFE, ROBBIE LYNN KNIGHT, hereinafter referred to as Grantors, have ~~bargained~~ *bargained and sold, and does hereby transfer and convey unto the said* CABE DIXON BROWN AND WIFE, LANA J. BROWN, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot No. 17 on the subdivision of Parts of Lots Nos. 6, 7 and 8 of the Anderson Estates, a plan of which is of record in Book 1835, page 121, Register's Office for said County, described as follows: BEGINNING at a point on the westerly margin of Rio Vista Drive, said point being at a concrete marker at the intersection of Rio Vista Drive and DuPont Avenue; thence southerly with the westerly margin of Rio Vista Drive 91.64 feet to a point; said point being the common corner of Lots Nos. 16 and 17 of said subdivision; thence westerly with the dividing line of said Lots Nos. 16 and 17, 400 feet to a point on the rear line of said subdivision; thence northerly with said rear line of said subdivision 110.4 feet to a point on the southerly margin of DuPont Avenue; thence easterly with the southerly margin of DuPont Avenue 379.94 feet to a concrete marker; thence continuing around a slight radius 31.48 feet to the point of beginning.

Being the same property conveyed to James H. Knight and wife, Robbie Lynn Knight, by deed which is recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 13 day of December, 19 85.

Affiant Cabe Dixon Brown

My commission expires: 3/8/89 (Affix Seal)

Notary Public Robbie D. Knight

unimproved ( )
This is improved (XX) property, known as 151 Rio Vista Drive, Madison, TN 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors 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.*

Witness our *hand* s *this* 13 *day of* December, 1985, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Knight

Robbie Lynn Knight

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* JAMES H. KNIGHT AND WIFE, ROBBIE LYNN KNIGHT

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

Witness my hand and official seal at Goodlettsville *Tennessee this* 13 *day of* December, *19* 85

Robbie L. Knight
Notary Public

Commission expires 3/8/89

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 .....

WARRANTY DEED

FROM

TO

EAST END TITLE, INC.
405 TWO MILE PIKE
GOODLETTSVILLE, TN 37072
615 - 859-4871

DEC 16 | 22 PM '85

RETURN TO REFERENCE

6155

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6736 PAGE 873

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

BY [illegible]
130.00 PRIOR
.00 [illegible]
.00 [illegible]
[illegible] 130.00
70048 12/16/85 DEL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 5 5 0

IDENTIFICATION

Dec 16 1 52 PM '85

No. 201970