WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6779 PG 605

The actual consideration or value, whichever is greater for this transfer is $ 35,000.00 .

Affiant

SWORN to and subscribed before me on this the 20th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: Aug 16, 1987

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Douglas J. Brewer	stay Same	060-15.0-
1477 Hadley Ave		063
Q. Hadley Ave		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, RONALD DOUGLAS BREWER and wife, PATRICIA SUE BREWER, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto DOUGLAS J. BREWER and wife, CLARA E. BREWER, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 263 on the Map of Joywood Heights, Section II, as of record in Book 1130, Pages 92 and 93, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 263 fronts 60 feet on the northerly side of Dellway Drive and extends back 163.5 feet along the easterly line and 156.7 feet along the westerly line to a line in the rear measuring 60.3 feet thereon.

BEING the same property conveyed to RONALD DOUGLAS BREWER and wife, PATRICIA SUE BREWER, by Deed from MICHAEL PATRICK CUNNINGHAM of record in book 5578, Page 275, Register's Office for Davidson County, Tennessee.

AS PART OF THE CONSIDERATION for this conveyance, the GRANTEES assume and agree to pay the balance owing on two notes secured by Deeds of Trust of record in Book 5582, Page 314 and Book 6060, Page 225, Register's Office for Davidson County, TN.

This is improved property known as 111 Dellway Drive, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 our hands this 20th day of January, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald Douglas Brewer
RONALD DOUGLAS BREWER

Patricia Sue Brewer
PATRICIA SUE BREWER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RONALD DOUGLAS BREWER and wife, PATRICIA SUE BREWER, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 20th day of January, 1986.

Wilbur A. Wilkins
NOTARY PUBLIC

WILBUR A. WILKINS NOTARY PUBLIC AT LARGE

My Commission Expires: Aug. 16, 1987

RUSH

7.4887.

IDENTIFICATION REFERENCE

FEB 7 2 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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	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

35811.00- STATE
91.00 COUNTY
.50 PRFEE
6.00 MTG TX
CHECK 97.50-
31688DC/07/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4 8.8 7.

IDENTIFICATION REFERENCE

FEB 7 2 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217761