FILE BOX 9

BOOK 7265 PAGE 646

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 1987.

Notary Public

MY COMMISSION EXPIRES 11-1-87

(AFFIX SEAL)

Mortgagee: Atlantic Coast Mortgage Company

File 4

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Timothy J. Brown, unmarried (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 130-A
4406 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 13
Nashville, TN. 37209 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (CITY) (STATE) (ZIP)	FB# 25W 1890

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ludmilla Pruner and husband, Anthony J. Pruner,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy J. Brown, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the West 45 feet of Lot No. 307 and the East 11 feet of Lot No. 309 of Block 16, on the Map of Charlotte Park Company's First Addition of record in Book 57, page 103, said Register's Office.

Said lots adjoin and front together 56 feet on the northerly margin of Idaho Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ludmilla Pruner and husband, Anthony J. Pruner by deed from M.L. Mayo and wife, Barbara Mayo of record in Book 6571 at page 757, said Register's Office.

The execution of this deed by Grantor is effected by the signature of her Attorney-In-Fact, Anthony J. Pruner, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

This conveyance is made subject to (a) property taxes for 1987, Grantee to pay, and (b) the matters set forth on the above referenced plan of record.

This is unimproved ( ) improved (X) property, known as 4406 Idaho Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 hand s this 5th day of June, 1987

Ludmilla Pruner

Anthony J. Pruner

By: Anthony J. Pruner
Anthony J. Pruner,
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Anthony J. Pruner

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 19 87

Commission expires 11-1-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

Notary Public

WARRANTY DEED

FROM Ludmilla Pruner and husband, Anthony J. Pruner

TO Timothy J. Brown, unmarried

35485

IDENTIFICATION REFERENCE

JUN 11 11 51 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE, Davidson COUNTY:

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Anthony J. Pruner to me known to be the person who executed the foregoing instrument in behalf of Ludmilla Pruner, who acknowledged that he executed the same as the free act and deed of said Ludmilla Pruner.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of June 19 87.

COMMISSION EXPIRES:
11-1-87

John V. Adams Notary Public

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

8590[illegible]- CASH
240.[illegible] CSTAX
.50 PRFEE
6.00 MISC
CHECK 247.00-
B179A06/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3548.5

IDENTIFY REFERENCE

JUN 11 11 51 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 92503