Box 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Randall P. Brake and wife, Dorothy L. Brake 5204 Indiana Avenue Nashville, TN	Atlantic Coast Mortgage Co. 3975 University Drive Fairfax, VA 22030	91-11 46 12W-11255

WARRANTY DEED BOOK 7358 PAGE 674

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Evelyn F. Flippin, an unmarried widow**, have bargained and sold, and by these presents do transfer and convey unto the said Randall P. Brake and wife, Dorothy L. Brake, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lots No. 1109 and 1111, of Block 160, on the Map of West Nashville Plan No. 1, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots No. 1109 and 1111 front together 50 feet on the northerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James B. Flippin and wife, Evelyn F. Flippin by deed from William C. Garland and wife, Jane Marie Garland of record in Book 3344, Page 571, said Register's Office for said County. The said James B. Flippin having sinced died.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **5204 Indiana Avenue, Nashville, TN**

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.

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 21 day of September, 1987.

Evelyn F. Flippin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7358 PAGE 675

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn F. Flippen, an unmarried widow, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 45000.00.

Randall P Brake
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21 DAY OF September, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
7-17-88

67331

IDENTIFICATION REFERENCE

SEP 22 12 21 PM '87

DAVIDSON COUNTY, TN

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7358 PAGE 676

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

45000.00- CAMT.
126.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.50-
5047A09/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 3 3 1

IDENTIFICATION REFERENCE

SEP 22 12 21 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18663