BOOK 9482 PG 677

53

WARRANTY DEED

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,400.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF September 19 94
Notary Public
MY COMMISSION EXPIRES: August 4, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TODD J. BROWN (NAME)	BarclaysAmerican/Mortgage (NAME)	MAP 65-05
4876 SHASTA DRIVE (ADDRESS)	5032 Parkway Plaza Blvd. Bldg. 8 (ADDRESS)	PARCEL
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	4

FOR AND 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, NORMAN D. SPECK AND WIFE, EDWINA B. SPECK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TODD J. BROWN AND WIFE, MONIKA ANN BROWN

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:

Situated in Davidson County, Tennessee, being Lot No. 382 on the Plat of Sherwood Forest, Section 4, as of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to NORMAN D. SPECK AND WIFE, EDWINA B. SPECK, by Deed of record in Book 5019, page 905, Register's Office for Davidson County, Tennessee.

IDENTIF. & REFERENCE

94 OCT -3 PM 2:42
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

4417 10/03 0101 03CHECK 299.08

unimproved ( )
This is improved (X) property, known as 4876 SHASTA DRIVE, OLD HICKORY, TN 37138
(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 29th day of September 19 94

Norman D. Speck
NORMAN D. SPECK

Edwina B. Speck
EDWINA B. SPECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9482 PG 678

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NORMAN D. SPECK AND WIFE, EDWINA B. SPECK

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of September 19 94.

Commission expires August 4, 1996

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

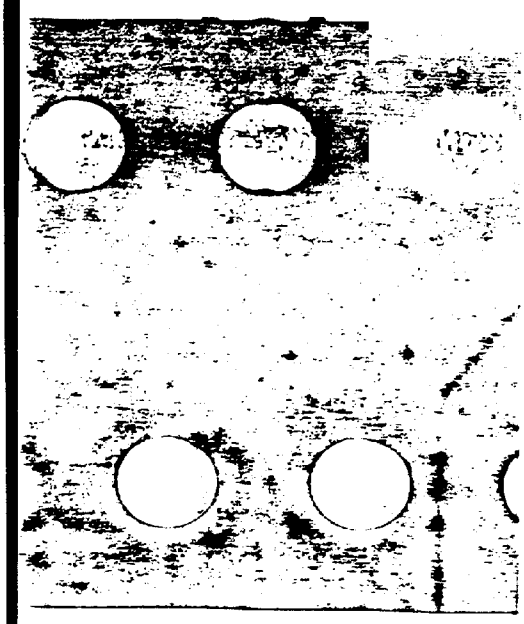
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

10496



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

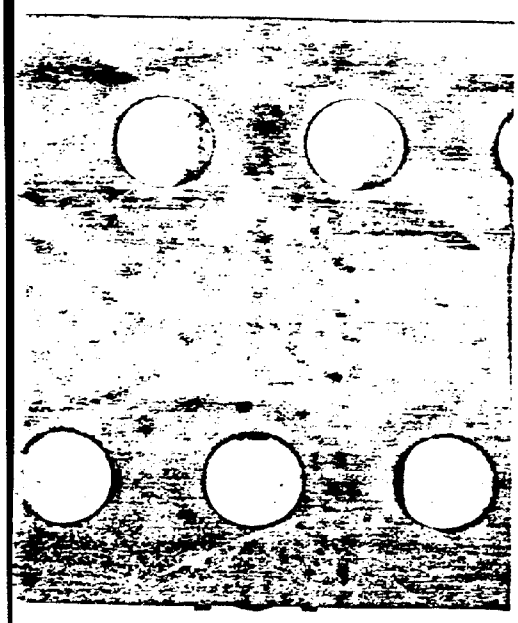
RECEIVED OF _____

FOR _____

BOOK 9482 PG 679

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



CAMT	78400.00
CON TX	290.08
PRFEE	1.00
WDEED	8.00
TOTAL	~~299.08~~
CHECK	~~299.08~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/94 01 14:41 0001 4419

96461

IDENTIF. & REFERENCE

94 OCT -3 PM 2:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 840664