File Box 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Raphael S. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 19 85

Notary Public

MY COMMISSION EXPIRES: 10-14-85

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 6520 PAGE 446

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raphael S. Brown (NAME)	Old Hickory Employees Credit Union (NAME)	MAP 96-11A
428 Stewarts Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	1000 Industrial Road (STREET ADDRESS)	PARCEL 11
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	3DZ-62240

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, Southern Ventures Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raphael S. Brown and wife, Jamie Faye 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.

BEING Unit B-3, Hickory Place Condominiums, of record in Master Deed of record in Book 6472, page 435, and referred to as Exhibit "A" found at page 454, said Book and re-recorded in Book 6476, page 663 and referred to as Exhibit "A" found at page 682, said re-recorded Book. Unit B-3 being part of the Unit Plan for Phase I, Section I, Hickory Place Condominiums, of record in Plat Book 6250, page 228; all references of record in the Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed to Southern Ventures Corporation by Quitclaim Deed from Frank C. Batson and wife Judy W. Batson, of record in Book 6520, Page 444, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 6472, page 435 and re-recorded in Book 6476, page 663, Register's Office said County.

THIS conveyance is subject to a Deed of Trust executed by Frank C. Batson and wife, Judy W. Batson, to D.J. Brewer, Trustee for Old Hickory Employees Credit Union, dated February 22, 1985, with a present unpaid principal balance of approximately $40,009.00, of record in Book 6501, page 805 and re-recorded in Book 6509, page 527, which the Grantees herein hereby assume and agree to pay.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved XX ( ) unimproved property, known as 428 Stewarts Ferry Pike, Nashville, TN 37214
(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 heir 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 covey 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 my hand this 19th day of March, 19 85

Southern Ventures Corporation
By: Michael S. Flanagan, Treas.
Michael S. Flanagan, Treasurer

CHECK 03/20-122

2772

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael S. Flanagan and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the Treasurer and _____ respectively of the Southern Ventures Corporation the within named bargainor, and corporation, and that (he) as such Treasurer 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 Michael S. Flanagan as such Treasurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Lebanon on this the 19th day of March 19 85

My commission expires 10-14-85

_____
Notary Public

J. HAYN... NOTARY PUBLIC AT LARGE STATE OF OHIO

WARRANTY DEED

FROM

Southern Ventures Corporation

TO

Raphael S. Brown
Jamie Faye Brown

RETURN TO:

SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

I-8 2 3 6 9

IDENTIF. REFERENCE

MAR 20 8 54 AM '85

FELIX A. WILSON III 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
			44500.00- CAMT. 145.70 CSTAX .50 PRFEE 6.00 WDEED CHECK 122.20-	
			2772A03/28/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 2 3 6.9

IDENTIF. REFERENCE

Mar 29 8 04 AM '85

FELIX Z. WILSON II
DAVIDSON COUNTY

No. 119846