Box 8/cc

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Brian T. Robson
2002 25th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
Atlantic Coast Mortgage
Company
3819 S. George Mason Dr. Suite G
Baileys Crossroads, VA 22041

MAP-PARCEL NUMBERS:
MAP 81-6
PARCEL 355
8DA-13325

WARRANTY DEED

BOOK 5630 PAGE 170

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Nathan Brown and wife, Jacqueline V. Brown hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brian T. Robson, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

PART of Lot No. 17 on the map of Nichol Plan of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, and being shown as an unnumbered tract lying immediately west of Lot No. 36 on the unrecorded subdivision of the Conrad Santi property, as shown on a survey by Z. J. Wilkerson, dated October, 1941, and described more particularly from a mortgage loan inspection by John Kohl & Company, P.C., Registered Land Surveyor TN No. 100 File Not. W-51263-R, dated September 18, 1985, as follows:

SAID property fronts 63.59 feet, more or less, on the Northerly margin of Lacy Street, formerly Beck Spring Road, and runs back between parallel lines 150 feet with the Easterly margin of 25th Avenue North, formerly Fox Lane or Sperry Road, to an alley in the rear.

BEING part of the same property conveyed to Myrtle Brown and H.F. Brown by deed from J.C. Meadows and wife, Lola Meadows of record in Book 1581, page 545, said Register's Office. Being a tract of land less a parcel condemed and taken by the Metropolitan Government of Nashville and Davidson County, Tennessee by decree of the 6th Circuit Court for said county a certified copy of, which, is of record in Book 4216, page 9, and to which a certified copy of said decree and a certified copy of the order of record in minute Book 1, page 200, Circuit Court Clerks Office for said county are being recorded as Exibit A hereto. Myrtle Brown has since died and devised said property to H.F. Brown, by will of record in Will Book 122, page 138, Probate Court Clerks Office for said county.*

This is (un)improved property, known as 2002 25th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 22nd day of October, 19 85.

Jacqueline V. Brown
Jacqueline V. Brown

John Nathan Brown
John Nathan Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of October, 19 85, before me personally appeared John Nathan Brown and, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ___self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 35,200.00 .

Brian T Robson
Affiant

Subscribed and sworn to before me, this the 22nd day of October, 19 85

My Commission Expires: 10-24-88

_____
Notary Public

* H. F. Brown subsequently died and devised said property to Fred Walter Brown, by will of record in Will Book 133, page 589, Probate Court Clerks Office for said county, a certified copy of which is of record in Book 5876, page 156, said Register's Office, with the provision that should the said Walter Brown predecease H.F. Brown, the said property would be devised to John Nathan Brown, a copy of the death certificate of Walter Brown is being recorded as an Exhibit B hereto.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

46824

IDENTIFICATION REFERENCE

OCT 23 2 33 PM '85

FELIX E. ALLEN, REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

from:
John Nathan Brown and wife

to:
Brian T. Robson, unmarried

Return to: cc
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-2480

BK 4216

12-5-66
4/325

IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

EXHIBIT A

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

VS.

MYRTLE BROWN AND H. F. BROWN

NO. 79224

D E C R E E

This cause came on to be heard on the 5th day of December, 1966, before the Honorable James M. Swiggart, Judge of the Sixth Circuit Court of Davidson County, Tennessee, and;

It appearing to the Court that the Respondents wish to accept the Nine Hundred ($900) Dollars tendered into Court by Petitioners, The Metropolitan Government of Nashville and Davidson County and acknowledge said amount as full payment for the property described in the Petition and the Order of this Court entered on July , 1965, wherein the fee simple title to said property was awarded to Petitioner;

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED, by the Court that acceptance and withdrawal by Respondents of the money tendered into Court by Petitioner as compensation for the property described in the petition in this cause constitutes a waiver of Respondent's right to have the amount due them for the condemnation of said property determined by a petit jury and full satisfaction and payment for said property. The costs of this cause are adjudged against the Petitioner for which execution may issue, if necessary.

JUDGE

APPROVED FOR ENTRY:

METROPOLITAN DEPARTMENT OF LAW

BY Carl Marshall
Assistant Metropolitan Attorney

Myrtle Brown
Myrtle Brown, Respondent

H F Brown
H. F. Brown, Respondent

BK 4216

RECORDED OFFICIAL

BOOK4216 PAGE 10

07691

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

MAR 1 11 15 AM '68
NOTE 116 PAGE 352
RECORDING FEE $ 3.00
DEP. REG. B

SIXTH CIRCUIT COURT
MINUTE BOOK 4, PAGE 325

STATE OF TENNESSEE

I, ALF RUTHERFORD, Clerk of the Circuit Court for the County of Davidson, in the State aforesaid, do certify that the foregoing is a correct copy of the Decree filed *in said Court in the case heretofore prosecuted and determined therein, between* The Metropolitan Government of Nashville and Davidson County, Tennessee *Plaintiff, and* Myrtle Brown and H. F. Brown *Defendant, as same remain of record in said Court.*

IN TESTIMONY WHEREOF, *I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the* 28th *day of* February *in the year one thousand nine hundred and* sixty-eight *and in the* 192nd *year of American Independence.*

ALF RUTHERFORD, Clerk.

By Harriett Russell *D. C.*

2.00

37432

IDENTIF REFERENCE

SEP 18 12 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6690 PAGE 174

I, Felix Z. Wilson, II, Register for Davidson County, hereby certify that the foregoing is a true and correct copy of the Decree from The Metropolitan Goverment of Nashville & Davidson Cty. ~~XIX~~ vs. Myrtle Brown & H.P. Brown as same appears of record in my office in book No. 4216, page 9 witness my official signature at office this 18 day of September, 1985

Felix Z. Wilson, II
Register of Davidson County

By Felix Z. Wilson II
Register

BOOK 6690 PAGE 175

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE,	)	IN THE SIXTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE,
PETITIONER,	)	
VS.	)	NO 79224
MYRTLE BROWN & H. F. BROWN	)	
RESPONDENTS.	)	

EXHIBIT A 1 - 200

O R D E R

This cause came on to be heard on the 14th day of July, 1965, before the Honorable James M. Swiggart, Judge of the Sixth Circuit Court of Davidson County, Tennessee, on the petition for condemnation filed herein and petitioner's application for a writ of possession; and

It appearing to the Court from the petition and the statement of counsel for petitioner, respondents having neither appeared for the hearing nor having answered, though duly served with notice, that it is necessary for the public welfare that fee simple title to the land described in said petition and a temporary construction easement be acquired for the widening of 25th Avenue North and petitioner having complied with the requirements of Tennessee Code Annotated, Sections 23-1501, et seq., and that petitioner is entitled to have awarded to it the property described in the petition for the purposes therein set forth;

It is accordingly hereby ORDERED and ADJUDGED by the Court that petitioner, The Metropolitan Government of Nashville and Davidson County, Tennessee, be awarded for the purposes stated in the petition the fee simple title to the following described property and the temporary construction easement shown on the exhibit to the petition:

BEGINNING at the intersection of the Eastern margin of 25th Avenue, North, with the Southern margin of Lacy Street and running thence Eastwardly along said Southern margin of Lacy Street for a distance of eleven and forty-one hundredths (11.41) feet; thence Southwardly and parallel with Eastern margin of 25th Avenue, North, one hundred fifty (150) feet to the Northern margin of Alley No. 1606; thence Westwardly along said Northern margin of Alley No. 1606 eleven and forty-one hundredths (11.41) feet to a point on the Eastern margin of 25th Avenue, North; thence Northwardly with said Eastern margin of 25th Avenue, North, one hundred fifty (150) feet to the Southern margin of Lacy Street, being the said point of beginning and having an area of 1,687.5 square feet and all required temporary construction easements as shown on attached print, maximum width not to exceed 5 feet. The same being part of the lot as recorded in Deed Book 1581, page 545, R.O.D.C., having been conveyed to Myrtle Brown and H. F. Brown by deed from J. C. Meadows and wife.

with the right of trial by petit jury to determine the amount of compensation for this taking to be in no manner affected by the transfer of title.

James H. Bridgeforth
JUDGE

APPROVED FOR ENTRY:

METROPOLITAN DEPARTMENT OF LAW

By James C. Dale III
Assistant Metropolitan Attorney

STATE OF TENNESSEE

I, **GEORGE L. ROOKER,** *Clerk of the Circuit Court for Davidson County, in the State aforesaid, do hereby certify that the foregoing is a true and correct copy of the Order heretofore entered in the* Sixth *Circuit Court for Davidson County, Tennessee, on the* 14th *day of* July, 1965, *in Case Number* 79224 *between* THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON CO., TN, *Plaintiff, and* MYRTLE BROWN & H. F. BROWN, *Defendant, as same remains of record in Book* 1, *Page* 200 *of the Minutes of said Court.*

IN TESTIMONY WHEREOF, *I hereunto subscribe my name and affix the seal of said Court, at office, in Nashville, the* 18th *day of* September *in the year one thousand nine hundred and* eighty-five *and in the* two hundred tenth *year of American Independence.*

GEORGE L. ROOKER, *Clerk,*

By W. L. Rowland *D.C.*

EXHIBIT B -

Metropolitan Government of Nashville and Davidson County

Richard H. Fulton, Mayor

J. M. BISTOWISH, M.D., REGISTRAR
METROPOLITAN NASHVILLE
AND DAVIDSON COUNTY

DEC 2 1980

J. M. Bistowish, M.D

METROPOLITAN HEALTH DEPARTMENT
311 23rd AVENUE, NORTH
NASHVILLE, TENNESSEE 37203
(615) 327-9313

BOOK 6690 PAGE 177

This is to certify that this is a true and correct copy of the record filed with the Tennessee Department of Public Health, Vital Records, by the Metropolitan Health Department of Nashville and Davidson County.

This is valid only when the seal of the Metropolitan Health Department of Nashville and Davidson County is affixed.

005182

BECOMES A LEGAL
O WHEN PROPERLY EXE-
AND FILED.

PRINT IN
MENT BLACK INK.

RESIDENCE WHERE DE-
LIVED. IF DEATH OC-
IN INSTITUTION, GIVE
NCE BEFORE ADMIS-

PARENT AND INFORMANT

REQUIRED PRIOR TO
PORTATION OF BODY BY
N CARRIER OR RE-
FROM STATE

PHYSICIAN

CERTIFIER

IN NOT ATTENDED BY
AN, AUTHORIZED OFFI-
ON HERE. ANY PHYSI-
N MEDICAL EXAMINER
NG CERTIFICATE MUST
TE AND SIGN MEDICAL
ICATION WITHIN 48
POWER OF SIGNATURE
BE DELEGATED.

CERTIFICATE OF DEATH

TENNESSEE DEPARTMENT OF PUBLIC HEALTH
VITAL RECORDS

BIRTH NO. _____ STATE FILE NO.

1. DECEASED—NAME: Fred Walter Brown				2. DATE OF DEATH: Nov. 14-1980	
3a. AGE—LAST BIRTHDAY: 83	3b. UNDER 1 YEAR: MONTHS / DAYS	3c. UNDER 1 DAY: HOURS / MINS	4. DATE OF BIRTH: April 12-1897	5. RACE: White	6. SEX: Male
7a. COUNTY OF DEATH: Davidson	7b. CITY, TOWN OR LOCATION: Nashville	7c. INSIDE CITY LIMITS: Yes	7d. HOSPITAL OR OTHER INSTITUTION—NAME: Baptist		7e. Inpatient
8. STATE OF BIRTH: Tenn.	9. CITIZEN OF WHAT COUNTRY: U.S.A.	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED: Married	11. SURVIVING SPOUSE: Vadie Roberts		
12a. [redacted]TY NUMBER: [redacted]-4409	12b. SERVICE: N/A	13a. USUAL OCCUPATION: Retired Machinist	13b. KIND OF BUSINESS OR INDUSTRY: Machinery		
14a. RESIDENCE—STATE: Tenn.	14b. COUNTY: Davidson	14c. CITY, TOWN, OR LOCATION: Nashville	14d. STREET AND NUMBER: 1805 Manchester	14e. INSIDE CITY LIMITS: Yes	14f. CENSUS TRACT NO.
15. FATHER—NAME: John W. Brown	16. MOTHER—MAIDEN NAME: Mary Beasley	17. INFORMANT—NAME: Mrs. Fred Brown	MAILING ADDRESS: Nashville, Tenn.		
18a. BURIAL, CREMATION, REMOVAL, OTHER: Burial	18b. DATE: 11-17-1980	18c. CEMETERY OR CREMATORY—NAME: Springhill	18d. LOCATION—CITY OR TOWN: Nashville	STATE: Tenn.	
19a. FUNERAL DIRECTOR (SIGNATURE): J. Brown	19b. LICENSE NO.: 2153	19c. EMBALMER (SIGNATURE): J. Brown	19d. LICENSE NO: 2969		
20. FUNERAL HOME—NAME AND ADDRESS: Marshall-Donnelly-Combs Nash., Tn	REGISTRAR—SIGNATURE: Marguerite M. Simmons	21b. DATE RECEIVED BY LOCAL REGISTRAR: 11-24-80			
22a. PHYSICIAN—I CERTIFY THAT THE DEATH OCCURRED AT THE PLACE, ON THE DATE, AND DUE TO THE CAUSES STATED. SIGNATURE: M C Woodfin MD	DEGREE: MD	22b. DATE SIGNED: 11/19/80			
23a. MEDICAL EXAMINER—ON THE BASIS OF THE EXAMINATION OF THE BODY AND/OR THE INVESTIGATION, DEATH OCCURRED ON THE DATE AND DUE TO THE CAUSES STATED. SIGNATURE	TITLE	23b. DATE SIGNED			
24a. CERTIFIER—NAME (TYPE OR PRINT): M C Woodfin MD	MAILING ADDRESS (STREET OR R.F.D. NO.): 2016 Hamilton Rd	CITY OR TOWN: Nashville	STATE: Tenn.	ZIP: 37215	

25. PART I. DEATH WAS CAUSED BY: ENTER ONLY ONE CAUSE PER LINE FOR (a), (b), AND (c).

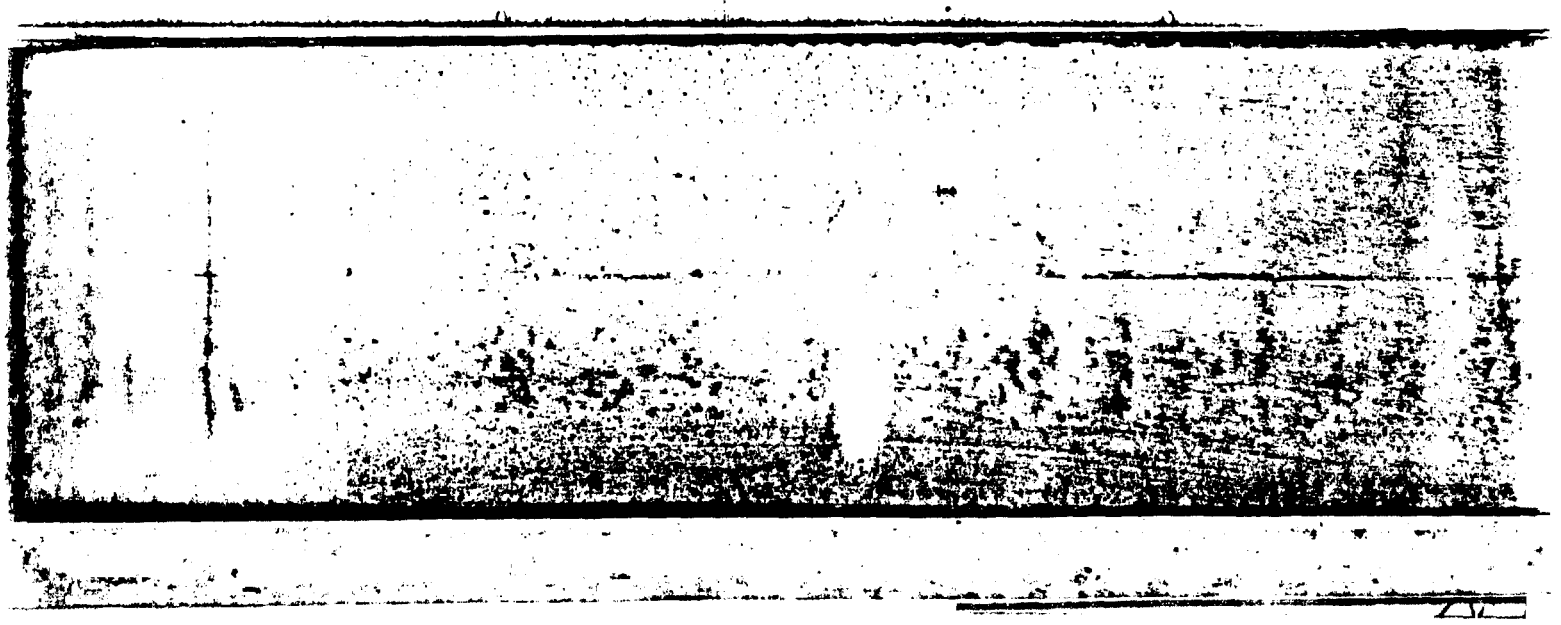
		INTERVAL BETWEEN ONSET AND DEATH
IMMEDIATE CAUSE (a)	Infection from Heart Disease	
DUE TO, OR AS A CONSEQUENCE OF (b)	Congestive Heart Failure	
CONDITIONS, IF ANY, WHICH GAVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST (c)		

PART II. OTHER SIGNIFICANT CONDITIONS: CONDITIONS CONTRIBUTING TO DEATH BUT NOT RELATED TO CAUSE GIVEN IN PART I (a). Pneumonia. R + Lung - Infectious Defect tho

26. AUTOPSY (YES OR NO): No

27a. ACCIDENT, SUICIDE, HOMICIDE, OR UNDETERMINED:	27b. DATE OF INJURY:	27c. HOUR: M.	27d. DESCRIBE HOW INJURY OCCURRED	
27e. INJURY AT WORK:	27f. PLACE OF INJURY (AT HOME, FARM, STREET, FACTORY, OFFICE BLDG. ETC.):	27g. LOCATION—STREET OR R.F.D. NO.	CITY OR TOWN	STATE

1980
1897
83



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6690 PAGE 178

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			3520 [illegible]	
			91.5[illegible]	
			.50 [illegible]	
			24.00 [illegible]	
			[illegible]	
			9370A10/23/85 [illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

468 24

IDENTIFICATION REFERENCE

OCT 23 2 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184777