BOOK 7144 PAGE 296 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Ray Minchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 19 87

Evelyn N. Knight
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
RAY MINCHEY (NAME)	NONE (NAME)	MAP 83-1
201 Spring Tree Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 17
Hermitage Tn. 37076 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	27W 23585

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, JOHN M. BROWN, by and through AGNES BROWN, Attorney In Fact, AGNES BROWN, Individually, and BILLY BROWN, the only heirs at law of MRS. PLINY BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAY MINCHEY

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 Lot No. 3 of Block "A" in Tim H. Moore's Subdivision of Lots Nos. 2, 3, 4 and 5 of the Johnson & Smith Property, a plan of which subdivision is of record in Book 332, page 107, Register's Office for said County.

Said Lot No. 3 fronts 80 feet on the northerly side of Greenwood Avenue, formerly Edgar Avenue, and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to John M. Brown and Mrs. Pliny Brown, by deed of record in Book 1969, page 365, Register's Office for Davidson County, Tennessee; the said Mrs. Pliny Brown having since died, her interest vests in John M. Brown and Billy Brown, her only heirs-at-law.
Agnes Brown joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which she may have, marital or otherwise.

Agnes Brown executes this instrument as Attorney-In-Fact for John M. Brown, pursuant to Special Power of Attorney, recorded simultaneously herewith.

This is not the principal residence of the Grantors.

9.6.3.5.2 IDENTIFICATION REFERENCE

FEB 23 2 24 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 1005 W. Greenwood Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

CHEK 96.10-1 0283

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 our hand s this 19th day of February, 19 87

John M. Brown by Agnes Brown Attorney in fact
AGNES BROWN

Billy Brown
BILLY BROWN

3389

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AGNES BROWN AND BILLY BROWN

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

Commission expires 3/8/89

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AGNES BROWN, to me known to be the person who executed the foregoing instrument on behalf of JOHN M. BROWN, and acknowledged that she executed the same as the free act and deed of the said JOHN M. BROWN for the purposes therein contained.

WITNESS my hand and official seal this the 19th day of February, 1987.

NOTARY PUBLIC

My commission expires: 3/8/89

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

320[illegible].10- CAMT.
89.60 CSTAX
.50 PRFE[illegible]
6.00 MDE[illegible]
CHEK 96.10-
3089A02/23/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 6: 3 5: 2

IDENTIFICATION REFERENCE

FEB 23 2 24 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.48692