THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 7302 PAGE 621

ADDRESS NEW OWNER:
William Brown
4407 Central Valley Drive
Hermitage, TN 37076

MORTGAGEE:
Sterling Savings & Loan
24901 Northwestern Hwy.
Suite 717
Southfield, MI 48075

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 87, Group 13
Parcel 60,
Field Book 4D-12884

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judy Melvin, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William Brown, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land located in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 246 on the Plan of Valley Grove Subdivision, Section IV, as of record in Book 5800, page 174, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to Judy Melvin by virtue of a deed from Richard E. Northern as of record in Book 6333, page 604, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation, of record in Book 6230, page 819, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantee, as is the hazard insurance.

Chester G. Melvin joins in this conveyance to convey any marital interest he may have in said property.

This is improved property known as 1000-02 Central Valley Dr., Hermitage, TN 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6011, page 304, and Book 6096, page 287, and easement, covenants and conditions as shown on the Plan of record in Book 5800, page 153, Register's Office for Davidson County, Tennessee.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 my hand this 17th day of July, 1987.

Judy Melvin
JUDY MELVIN

Chester G. Melvin
CHESTER G. MELVIN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judy Melvin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 17th day of July, 1987.

Michelle H. Crouse
NOTARY PUBLIC

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $70,488.90.

Affiant
AFFIANT

Subscribed and sworn to before me
this 17th day of July, 1987.

Michelle H. Crouse
NOTARY PUBLIC

My Commission Expires: 6-18-90

47.8 I 8

IDENTIFICATION REFERENCE

JUL 21 11 07 AM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 7302 PAGE 623

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

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

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 7140.30- CAMI. | |
| | | | 197.40 C STAX | |
| | | | .50 PRFE | |
| | | | 6.00 MISC | |
| | | | CHECK 203.90- | |
| | | | 2836A07/21/87 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47.81 S.

IDENTIFICATION REFERENCE

JUL 21 4 07 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.106359