Box 13
J1558258

FORM NO. WD-1

BOOK 7313 PAGE 234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF JULY, 1987

Notary Public

MY COMMISSION EXPIRES: 07/17/88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN FEDERAL S & L ASSN, P.O. BOX 995, NASHVILLE, TN 37202
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSEMARY BROWN (NAME)	METROPOLITAN FEDERAL S & L ASSN (NAME)	132-01-A-12.00 CO
1036 ST. ANDREW PLACE (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 995 (STREET ADDRESS)	16DA-40491
NASHVILLE, TN 37204 (CITY) (STATE) (P.O. ZIP)	NASHVILLE, TN 37202 (CITY) (STATE) (ZIP)	

FOR AND IN 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, BELLE MEADE BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSEMARY BROWN UNMARRIED and JOYCE LEE GOLDEN UNMARRIED

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. 12 on the Plan of St. Andrews Place, as of record in Book 6250, page 909, Register's Office for said County, to which plan reference is here made for a more particular description of said lot.

BEING part of the same property conveyed to Belle Meade Builders, Inc., by deed from Mary Gordan Rogan Remmele, a widow, of record in Book 6658, page 103, and by deed from Paul R. Hatten and wife, Vera O. Hatten, of record in Book 6658, page 106, and by deed from Paul G. Ackerman and wife, Celeste M. Ackerman, of record in Book 6658, page 109, and by deed from Thomas H. Roberts, Jr., Mary Louise Rice and Elizabeth Anne Shelton, of record in book 6658, page 113, each in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1987 taxes which have been prorated and assumed by the grantees herein,
Any unpaid assessments and/or special assessments.
Restrictive Covenants contained in instrument of record in Book 6658, page 135. Declaration of Covenants, Conditions and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, of record in Book 6856, page 843, and amended in Book 7058, page 528. The Plan of record in Book 6250, page 909, shows an owner's certificate, a 20 feet minimum building setback line from St. Andrews Place, and a 5 feet easement for public utility and drainage purposes along the northerly and southerly lines of said lot. Storm water detention agreement by and between Belle Meade Builders, Inc., and Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6737, page 867. Deed of Conveyance granted to Metropolitan Government of Nashville and Davidson county, for construction of a Sanitary sewer, of record in Book 7175, page 840. Deed of Conveyance granted to Metropolitan Government of Nashville and Davidson County for construction of a water main of record in book 7175, page 854.

unimproved ( )
This is improved (XX) property, known as 1036 ST. ANDREW PLACE, NASHVILLE, TN 37204
(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 my hand this 30th day of JULY, 1987

BELLE MEADE BUILDERS, INC.

BY

JOEL C. WILSON, PRESIDENT

BOOK 7313 PAGE 235

STATE OF TENNESSEE }
Davidson County }

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, (or proved to me on the basis of satisfactory evidence) 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____.

_____Notary Public

Commission Expires_____.

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared JOEL C. WILSON

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT of the BELLE MEADE BUILDERS, INC., a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this 30th day of JULY, 1987.

June E. Atkinson Notary Public

Commission Expires 07/17/88

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

5 1 5 1 9

IDENTIFICATION REFERENCE

Jul 31 3 59 PM '87

FILED & RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7313 PAGE 236

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 5 1 9

IDENTIFICATION REFERENCE

Jul 31 3 59 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00631