JAN 14 8 49 AM '98
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
97246

THIS INSTRUMENT PREPARED FROM DOCUMENTS AND INFORMATION PROVIDED BY THE PARTIES AND WITHOUT BENEFIT OF A TITLE SEARCH BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

Mail

ADDRESS NEW OWNER:
George A. Brown, Sr.
520 Cottonwood Drive
Nashville, TN 37214

MORTGAGEE:
Consumers Mortgage, Inc.
P.O. Box 9027
Boston, MA 02205-9027

SEND TAX BILLS:
-Mortgagee-

MAP-PARCEL:
Map & Parcel 96-6-219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged we, **Johnny H. Brown and wife, Gale S. Brown,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George A. Brown, Sr., and wife, Janice 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:

> Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Cloverhill, Section 4, as of record in Book 2133, page 62, said Register's Office, to which plan reference is here made for a more complete description.
>
> Being the same property conveyed to Johnny H. Brown and wife, Gale S. Brown by virtue of a deed from Johnny E. Stephens and wife, Shearon S. Stephens as of record in Book 7408, page 88, Register's Office for Davidson County, Tennessee.
>
> For and in consideration of Ten Dollars ($10.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 17, 1987, and filed for record in the office of the recorder of deeds of Davidson County, Tennessee, in Book 7360, page 910, and note of even date thereby secured, in the original principal amount of $62,115.00 payable to Capitol Mortgage Corporation, which debt the grantee herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of Johnny E. Stephens and wife, Shearson S. Stephens under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the debt.

This is improved property known as 520 Cottonwood Drive, Nashville, Tennessee, 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including easements, covenants and conditions as shown on the Plan of record in Plat Book 2133, page 62, Register's Office for Davidson County, Tennessee.

Pol. 01/14 [illegible]
181.78

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

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 our hands this 11th day of ~~December~~ January, 1988.

Johnny H Brown
JOHNNY H. BROWN

Gale S. Brown
GALE S. BROWN

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 **Johnny H. Brown and wife, Gale S. Brown,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 11th day of ~~December~~ January, 1988.

Michelle H. Cribbe
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $62,565.42

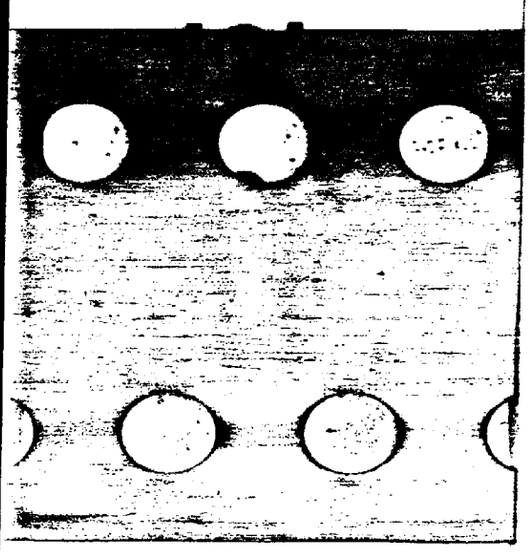
Janice Brown
AFFIANT

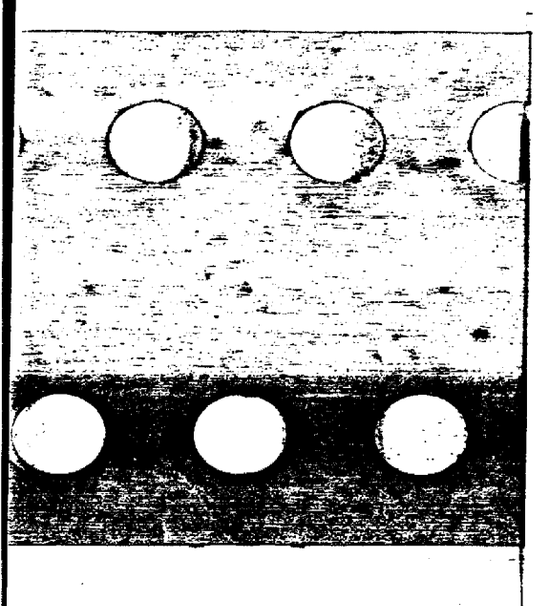
Subscribed and sworn before me this 11th day of ~~December~~ January, 1988.

Michelle H. Cribbe
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 6-18-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7448 PAGE 634

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
				CAMT 62565.42
				CON TX 175.28
				PRFEE 0.50
				WDEED 6.00
				TOTAL 181.78
				CHECK 181.78
01/14/88		01		08:51 0001 7861

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.4 6.

IDENTIFI REFERENCE

JAN 14 8 49 AM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 52850