152 58

WARRANTY DEED

(1)

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 330
Nashville, Tennessee 37215

BOOK 8078 PAGE 40

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GARY M. BROWN (NAME)	NEW OWNERS (NAME)	MAP 103-13
6105 Hickory Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 53
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB#8DZ52025

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, TIMOTHY J. DOUGLAS AND WIFE, ALISON S. DOUGLAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY M. BROWN AND WIFE, LOU ANN B. BROWN

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 118 on the Plan of Hillwood Estates Section 7, as of record in Plat Book 2133, page 90, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy J. Douglas and wife, Alison S. Douglas by deed from Charles J. Kane, Jr. and wife, Donna C. Kane of record in Book 6546, page 934, said Register's Office.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2133, page 90, said Register's Office.

15271

IDENTIF. REFERENCE

APR 2 11 57 AM '90

5969 04/02 0101 03CHECK 1112.50

unimproved (XX)
This is improved ( ) property, known as 6105 Hickory Valley Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of March, 19 90.

TIMOTHY J. DOUGLAS

ALISON S. DOUGLAS

STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. DOUGLAS AND WIFE, ALISON S. DOUGLAS with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of March, 1990.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE)
COUNTY OF Davidson County)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 1990

MY COMMISSION EXPIRES: 1/23/93 (AFFIX SEAL)

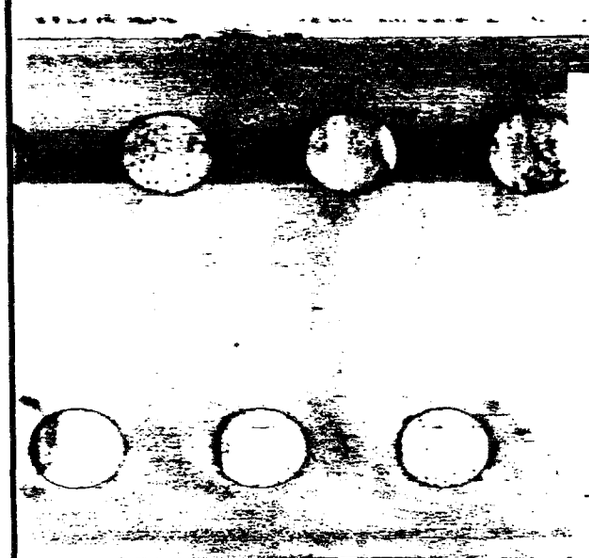
Notary Public

WARRANTY DEED

FROM TIMOTHY J. DOUGLAS AND WIFE, ALISON S. DOUGLAS

TO GARY M. BROWN AND WIFE, LOU ANN B. BROWN

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 42

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

CAMT 335000.00
CON TX 1105.50
PRFEE 1.00
WDEED 6.00
TOTAL 1112.50
CHECK 1112.50

04/02/90 01 11:57 0001 6969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15271

IDENTIF. TREFERENCE

APR 2 11 57 AM '90

DAVIDSON COUNTY

No. 306134