BOOK 8163 PAGE 440

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,626.08

Robert W. Brown Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 90.

Ollie Mai Barsley
Notary Public

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert W. Brown, Jr. (NAME) | Bowest-NYG (NAME) | MAP 108-12 |
| 1513 Elm Run Court (STREET ADDRESS OR ROUTE NUMBER) | P.O. Box 85101 (STREET ADDRESS) | PARCEL 201 |
| Nashville, TN 37214-4289 (CITY) (STATE) (P. O. ZIP) | San Diego, CA 92186-9935 (CITY) (STATE) (ZIP) | TAX ID#3D-91887 |

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, Richard J. Keller and wife, Elizabeth Ann Keller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert W. Brown, Jr. and wife, Cheryl L. 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, being Lot No. 36 on the Plan of Trailwood Subdivison, Section 3, as of record in Book 6900, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Richard J. Keller and wife, Elizabeth Ann Keller by deed from Trailwood Homes, Inc., filed of record in Book 7228, page 665, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 7228, page 668, as re-recorded in Book 7251, page 530, said Register's Office, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees herein.

45401

IDENTIFIED REFERENCE

JUL 31 8 31 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

4923 07/31 0101 03CHECK 378.58

unimproved ( ) This is improved (X) property, known as 1513 Elm Run Court, Nashville, TN 37214-4289
(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 our hand s this 30th day of July, 19 90

Richard J. Keller

Elizabeth Ann Keller

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STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Richard J. Keller and wife, Elizabeth Ann Keller

(or proved to me on the basis of satisfactory evidence)
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 Nashville, Tennessee, this 30th day of July, 19 90

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE }

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____.

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM
Richard J. Keller and wife, Elizabeth Ann Keller

TO
Robert W. Brown, Jr. and wife, Cheryl L. Brown

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

**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 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 | |
| | | | | 112326.08 |
| | | | CON TX | 371.58 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 378.58 |
| | | | CHECK | 378.58 |
| 07/31/90 | | 01 | 08:34 0001 | 4923 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45401

IDENTIFICATION REFERENCE

JUL 31 8 31 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 341692