FORM No. WD-1

BOOK 8279 PAGE 675

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF January 19 91

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Mamie D. Brown	First Republic Mortgage	49-16-A 31CO
(NAME)	(NAME)	
736 Willow Trace Drive	6012 Wilmington Pike	12D 87872
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189	Dayton, Ohio 45459	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, P & C Building & Development Corporation, a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mamie D. Brown and Quincy Allen Brown as joint tenants with rights of survivorship

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:

Being Lot No. 49 on the Plan of Willow Trace Subdivision, Phase Two, of record in Book 7900, page 46, as amended in Book 8179, page 461, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to P & C Building & Development Corporation, a Tennessee corporation, by deed from Michael T. Bates, Trustee, of record in Book 7788, page 472, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7777, page 162, as amended in Book 7777, page 180, and in Book 7843, page 791, and in Book 8023, page 692, said Register's Office.

Subject to Charter of Willow Trace Homeowners Association of record in Book 7762, page 74, said Register's Office.

87809

IDENTIF. TREFERENCE

JAN 23 9 19 AM '91

FELIX Z. DELOACH REGISTER
DAVIDSON COUNTY TN.

91 23 0101 030HEDX 205.99

unimproved ( ) This is improved (XX) property, known as 736 Willow Trace Drive, Whites Creek, TN 37189
(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 17th day of January 19 91

P & C Building & Development Corporation
By:
David A. Clark, President

STATE OF TENNESSEE
COUNTY OF

BOOK 8279 PAGE 676

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, 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 _____

Commission expires _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David A. Clark, ~~xxxx~~ with whom I am personally acquainted and who upon ~~this~~ his oath ~~xxxxxxxxxxxxxx~~ himself ~~xxxxxxx~~ acknowledged ~~(xx)~~ to be the President ~~xxxx~~ respectively of the P & C Building & Development Corporation the within named bargainor, and corporation, and that ~~(he)~~ as such President ~~xxxx~~ ~~xxx~~ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said David A. Clark, as such President ~~xxxxxxxxxxxxxxxxxxxxxxxxx~~ ~~xxxxx~~

Witness my hand and official seal at office at Whites Creek, Tennessee on this the 17th day of January 19 91

My commission expires _____ Notary Public

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

P & C Building & Development

TO

Mamie D. Brown and Quincy Allen Brown

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8279 PAGE 677

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	60300.00
CON TX	198.99
PRFEE	1.00
WDEED	6.00
TOTAL	205.99
CHECK	205.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/23/91 01 09:17 0001 7476

87809

IDENTIF. REFERENCE

JAN 23 9 19 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391315