BOOK 5423 PAGE 457

21

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
323 Union Street
Nashville, TN 37201
(615) 255-7496

WARRANTY DEED

New Owner:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
Samuel S. Wright Route 2 River Road Annex Nashville, TN 37209	Same	101 Part of Par 20

FOR AND IN CONSIDERATION of the sum of THREE THOUSAND FIVE HUNDRED ($3,500.00) DOLLARS cash, the receipt of which is hereby acknowledged.

We, Stanley G. Brown and wife, Mildred H. Brown, hereinafter called the Grantors, by these present do transfer and convey unto Samuel S. Wright, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit A for Legal Description

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simply, have a good right to convey it, and the same is unencumbered, except for 1991 real estate taxes which grantors agree that they will pay. Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Payment of the consideration herein by the Grantee and the transfer of the aforesaid property by the Grantor to the Grantee shall act as a full and final release of the parties each to the other because of any alleged encroachment of the lands of the other. Neither party shall have any further claim against the other for any said alleged encroachment or any other matter involving any property line dispute between the parties.

IN WITNESS WHEREOF, the undersigned Stanley & Mildred Brown, has hereunto subscribed its name on this 19th day of August, 1991.

Stanley G Brown By POA
STANLEY G. BROWN
By: Mildred H. Brown Mildred H Brown
Attorney in Fact

Mildred H Brown
MILDRED H. BROWN

41976

AUG 26 3 55 PM '91

STATE OF TENNESSEE

COUNTY OF Cheatham

On this 19th day of August, 1991, before me personally appeared Mildred H. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stanley S. Brown, acknowledged that she executed the same as the free act and deed of Stanley S. Brown.

Jacalyn Waynick
NOTARY PUBLIC

My Commission expires: 2-14-95

STATE OF TENNESSEE

COUNTY OF Cheatham

On this 19th day of August, 1991, before me personally appeared Mildred H. Brown, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Jacalyn Waynick
NOTARY PUBLIC

My Commission expires: 2-14-95

STATE OF TENNESSEE

COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $3,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Mildred H Brown
AFFIANT

Subscribed and sworn to before me, this 19th day of August, 1991.

Jacalyn Waynick
NOTARY PUBLIC

My Commission expires: 2-14-95

5972 08/26 0101 03CHECK 22.95

Being a tract of land shown on Property Map 101, Assessor's Office, Davidson County, Tennesse, bounded in general by River View Drive on the south, Stanley G. Brown remainder on the west, Cumberland River on the north, and Samuel S. Wright property on the east, more particularly described as follows:

Commencing at an iron pipe located 20 feet north of the center of River View Drive, the common corner of Gregory A. Wilkinson (Ref. Deed Book 6723, Page 939, R.O.D.C.) and Samuel S. Wright (Ref. Deed Book 5868, Page 192, R.O.D.C.) thence with the margin of River View Drive and Wright's south line north 73 deg. 28 min. 15 sec. west, 100.98 feet to a point, the beginning point for the following described tract also the SE corner of Stanley G. Brown property (Ref. Deed Book 8332, Page 435, R.O.D.C.) thence continuing with River View Drive north 73 deg. 28 min. 15 sec. west, 4.00 feet to an iron pin set this survey, thence leaving said road and with a new line north 17 deg. 00 min. 00 sec. east, passing an iron pin at 130 feet, and another iron pin at 195 feet, and a witness iron pin at 220.95 feet, in all, 277.50 feet to a point on the low water mark of the Cumberland River, thence south 65 deg. 00 min. 00 sec. east, 4.04 feet to a point, the common corner between Brown and Wright, thence leaving said River and with the original line between Brown and Wright south 17 deg. 00 min. 00 sec. west, passing an existing witness pin at 56.66 feet and another pin at 262.14 feet, in all, 276.90 feet to the true point of beginning, containing 1,108.79 square feet and being a portion of Stanley G. Brown property recorded in Deed Book 8332, Page 435, R.O.D.C. according to a survey by Randolph L. Chapdelaine, 5106 Old Harding Road, Franklin, TN 37064, dated 8/05/91.

Being part of the same property conveyed to the Grantor by deed of record in Book 8332, page 435, Register's Office for Davidson County, Tennessee.

The aforesaid is being part of Lot No. 2 on the W.E. Watkins plan of lots as of record in Book 21, page 98, Register's Office for Davidson County, Tennessee and being part of Lot No. 3 on the unrecorded plan of the Lealand J. Dugger property described according to the survey made by George E. Reese, July 29, 1954.

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

RECEIVED OF _____

FOR _____

BOOK 8428 PAGE 460

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	3500.00
			CON TX	12.95
			PRFEE	1.00
			WDEED	9.00
			TOTAL	22.95
			CHECK	22.95
08/26/91	01	15:58	0001	6972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41976

IDENTIFICATION REFERENCE

AUG 26 3 55 PM '91

No. 453467