THIS INSTRUMENT PREPARED BY:
SHELTON HATCHER, ATTORNEY
311 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
TN SUPREME COURT NO. 2657

BOOK 8702 PAGE 420

OUR FILE NUMBER: R-2055

MAP/GROUP/PARCEL
118-11-0-024.00

NEW OWNER'S ADDRESS:
BENNY BROWN
646 W. IRIS DRIVE
NASHVILLE, TENNESSEE

SEND TAX BILLS TO:
Benny Brown
P.O. Box 910
Corning, CA. 96021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which his hereby acknowledged, we, James R. Velvet and wife, Kathryn Sue Velvet, hereinafter called Grantors, do hereby transfer and convey unto Benny Brown, his heirs and assigns, hereinafter called Grantee, property described as follows:

> Land in Davidson County, Tennessee, being Lot no. 5, Block B on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for said County.
>
> Said Lot no. 5 fronts 69.5 feet on the easterly side of West Iris Drive and runs back between lines 144.97 feet on the north line and 151.3 feet on the south line, to the west line of Lots 28 and 29, the plan not showing the length of said rear line.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 7582, Page 992, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James R. Velvet

Kathryn Sue Velvet

37 0 2 6

IDENTIFICATION REFERENCE

AUG 17 9 38 AM '92

CLAK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James R. Velvet and wife, Kathryn Sue Velvet, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 13th day of August, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-13-96

JANET L. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $270,000.00.

AFFIANT

Sworn to and subscribed before me, this the 13th day of August, 1992.

NOTARY PUBLIC

My Commission Expires:
4-13-96

JANET L. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0933 08/17 0101 03CHECK 1008.00

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 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 270000.00
				CON TX 999.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1008.00
				CHECK 1008.00
08/17/92	01			09:40 0001 0933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37026

IDENTIFICATION REFERENCE

AUG 17 9 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 560703