This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Mildred L. Brown
1817 Glade Street
Nashville, TN 37207

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 71-05
PARCEL 207
13DA-05075

WARRANTY DEED

BOOK 8721 PAGE 699

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Albert Jerome O'Steen, Devisee of the Will of Beatrice Peden, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mildred L. Brown, unmarried , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 88, 89 and 90 on the Map of Brooklyn Heights, of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lots adjoin and front together 120 feet on the northerly side of Glade Street and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Cullie Peden and wife, Beatrice Peden , by deed from John T. Lewis and wife, Esther L. Lewis of record in Book 2018, Page 554, Register's Office for Davidson County, Tennessee. The said Cullie Peden pre-deceased Beatrice Peden who has since died. The property is vested in Albert Jerome O'Steen, devisee of the Will of Beatrice Peden of record in Bill Book 147, Page 055, (unprobated Will Book), Probate Court for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office. Codes Letter from Metropolitan Government for Nashville/Davidson County, Tennessee, of record in Book 8035, Page 155, said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This is improved property known as 1822 Glade Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mildred L. Brown, unmarried, their heirs and assigns, forever; and we, Albert Jerome O'Steen, Devisee of the Will of Beatrice Peden, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

4295 5.

FOR REFERENCE

SEP 3 3 05 PM '92

DAVIDSON COUNTY, TN

3539 09/03 0101 03CHECK 20.47

Witness my hand this the 31st day of August, 1992.

Albert Jerome O'Steen

BOOK 8721 PAGE 691

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Albert Jerome O'Steen, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 3,100.00.

AFFIANT

Subscribed and sworn to before me this 31st day of August, 1992.

NOTARY PUBLIC
My Commission Expires: 5/22/93

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8721 PAGE 632

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	3100.00
CON TX	11.47
PRFEE	1.00
WDEED	8.00
TOTAL	20.47
CHECK	20.47

09/03/92 01 15:06 0001 3539

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42955

IDENTIFICATION REFERENCE

SEP 3 3 05 PM '92

DAVIDSON COUNTY, TN

No. 567220