BOOK 8748 PAGE 384

51922

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068
October 2, 1992

IDENTIFICATION REFERENCE

OCT 5 1 29 PM '92

DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:
James A. Brown and Frances E. Brown
4333 Wallace Lane
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:

MAP	130
GROUP	08
PARCEL	2.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Miller G. Kimbrough, Jr., Executor of the Estate of Mary Kimbrough Lewis with full power of sale under the terms of the Will of Mary Kimbrough Lewis, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto James A. Brown and wife, Frances E. 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, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Trimble Road Condominium, a horizontal property regime established by Master deed of record in Book 7384, page 393, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 53 on the Plan of Sneed Estates, of record in Plat Book 2133, pages 10 and 11, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Mary Kimbrough Lewis by deed from Miller G. Kimbrough, Sr., as of record in Book 7588, page 871, Register's Office for Davidson County, Tennessee, the said Mary Kimbrough Lewis having since died.

This is improved property known as 4333 Wallace Lane, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James A. Brown and wife, Frances E. Brown, their heirs and assigns, forever; and I, Miller G. Kimbrough, Jr., Executor of the Estate of Mary Kimbrough Lewis, do covenant with the said Grantees 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 Grantees, their 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.

Miller G. Kimbrough, Jr., executes this Warranty Deed in his official capacity as Executor of the Estate of Mary Kimbrough Lewis as the act and obligation of said Estate and not individually or otherwise.

WITNESS my hand this the 2nd day of October, 1992.

Estate of Mary Kimbrough Lewis

By: _____
Miller G. Kimbrough, Jr.,
Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Miller G. Kimbrough, Jr., Executor of the Estate of Mary Kimbrough Lewis, the bargainor, 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 2nd day of October, 1992.

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $185,000.00.

James A. Brown
AFFIANT

Subscribed and sworn to before me this 2nd day of October, 1992.

Herman A. Ruben
NOTARY PUBLIC

HERMAN A. RUBEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 28, 1995

7433 10/05 0101 03CHECK 693.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

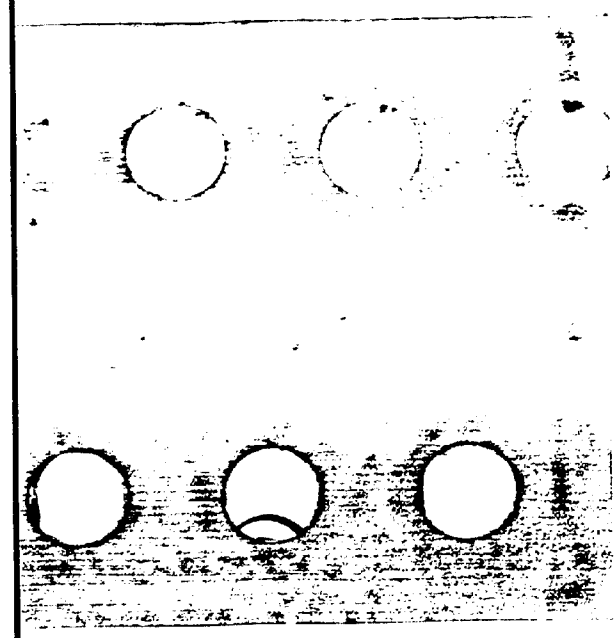
FOR _____

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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
185000.00
CON TX 684.50
PRFEE 1.00
WDEED 8.00
TOTAL 693.50
CHECK 693.50
10/05 '92 01 13:30 0001 7433



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51922

IDENTIFICATION REFERENCE

OCT 5 1 29 PM '92

DAVIDSON COUNTY, TN

No. 576970