FORM NO WD 1

BOOK 9109 PAGE 957

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,377.00

David L. Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 1993.

Notary Public

MY COMMISSION EXPIRES: 9-16-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ronald G. Turner, 2021 Richard Jones Road, Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP PARCEL NUMBERS
David L. Duncan and wife,	SAME	105-13-9
Valerie Duncan (NAME)	(NAME)	
2116 15th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Rickey D. Brown, Deldra Brown, Teresa Brown, Rida E. Brown, Tonzia B. Patton (all unmarried) and Mary Ann Scott, being all of the heirs-at-law of Herbert D. Brown and wife, Margaret Brown, both deceased,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Duncan and wife, Valerie Duncan

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 Lot No. 288 on the Plan of the Re-subdivision of part of Belmont Land Company's Subdivision, called Belmont Heights, as of record in Book 421, page 71, Register's Office for said County.

Said Lot No. 288 fronts 50.1 feet on the easterly side of 15th Avenue, South, formerly Watkins Street, and runs back 129.5 feet on the northerly line and 125.3 feet on the southerly line with the northerly margin of an alley, to an alley in the rear, measuring 50 feet on said rear line.

Being the same property conveyed to Herbert D. Brown and wife, Margaret Brown, both deceased, by deed of record in Book 4272, page 354, Register's Office for Davidson County, Tennessee.

Jackie D. Scott, the spouse of Mary Ann Scott, joins herein solely for the purpose of consenting to this Deed and releasing and conveying any and all rights, title and interest he may have in the Property, whether arising by virtue of marriage or otherwise.

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

unimproved / This is improved property known as 2116 15th Avenue South, Nashville, TN 37212
House Number Street P.O. Address 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 unincumbered 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 our hand s this 7th day of October, 1993

Rickey D. Brown — Deldra Brown — Teresa Brown — Rida E. Brown
Tonzia B. Patton — Mary Ann Scott — Jackie D. Scott

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Ronald G. Turner, a Notary Public in and for said County and State, the within named Rickey D. Brown, Deldra Brown, Teresa Brown Rida E. Brown, Tonzia B. Patton, Mary Ann Scott and Jackie D. Scott

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of October, 1993.

Ronald G. Turner
Notary Public

Commission Expires 9-16-95

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

72339

IDENTIF. ↑ REFERENCE

93 OCT -8 AM 11:27

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

WARRANTY DEED

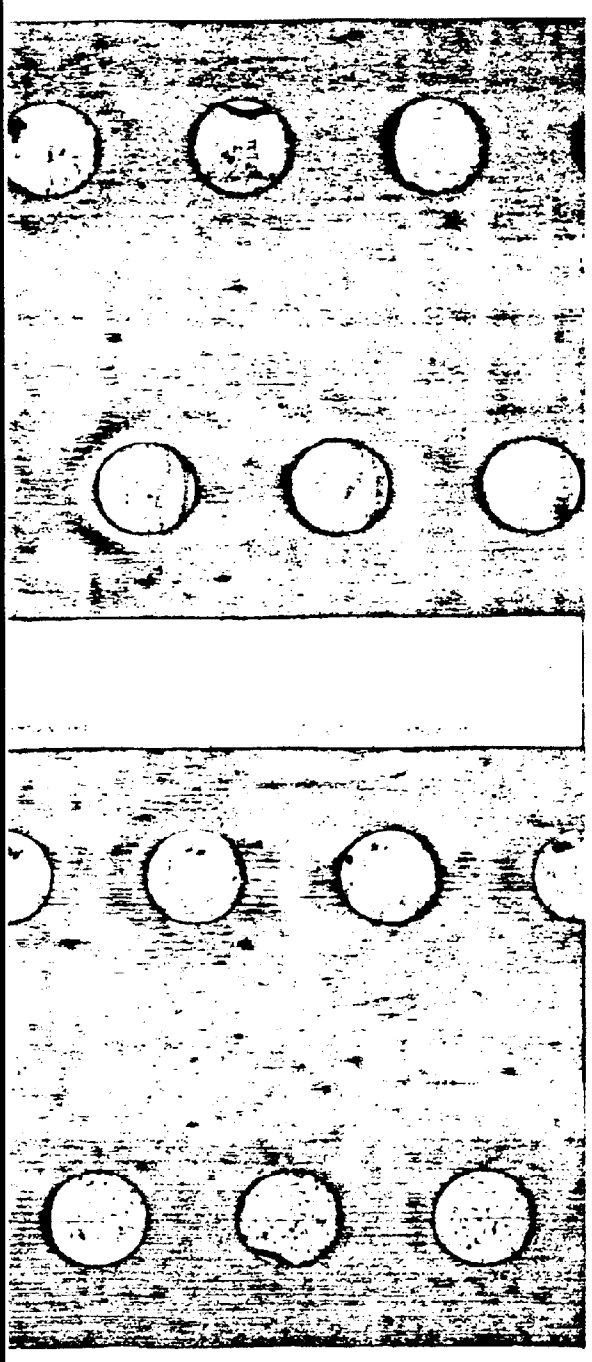
FROM

TO

9953 10/08 0101 03CHECK 243.58

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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 63377.00
CON TX 234.58
PRFEE 1.00
WDEED 8.00
TOTAL 243.58
CHECK 243.58

10/08/93 01 11:29 0001 9953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72339
IDENTIF. ↑ REFERENCE

93 OCT -8 AM 11:27

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 707838