This Instrument Prepared By:
Clement & Gibson
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

BOOK 9174 PAGE 19

ADDRESS NEW OWNER:
Aubrey Hiam
4402 Saunders Avenue
Nashville, TN 37216

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 072-10
PARCEL 041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mary E. Brown ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Aubrey Hiam ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Being part of Lot No. 24 in Keller's Subdivision of Maxey Home Place, of record in Book 421, page 86, Register's Office for said County, as follows:
>
> BEGINNING at a point in the westerly margin of Scott Avenue, said point being 55 feet northerly from the northwest corner of Litton Avenue, as widened by a 5 foot strip and Scott Avenue; thence north with the westerly margin of Scott Avenue, 60 feet to a point; thence west 160 feet, more or less to a point in the line between Lots Nos. 23 and 24 on said Plan; thence South with the line between said Lots, 60 feet to a point; thence East 155.85 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Thomas Brown and wife, Jennie L. Brown by deed from Elizabeth C. Henson, of record in Book 4229, page 311, Register's Office for Davidson County, Tennessee. The said grantees have since died. Thomas Brown died on April 20, 1977 and Jennie L. Brown died on June 8, 1993. Grantor, Mary E. Brown, is the sole heir of Jennie L. Brown as outlined in an Affidavit of Heirship, which is of record in Book 9174, page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as 2903 Scott Avenue, Nashville, TN 37216.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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.

Witness my hand this the 2nd day of December, 1993.

Mary E. Brown by Jessie B. Clinard, Atty-in-fact
Mary E. Brown by Jessie B. Clinard, Attorney-In-Fact under Special Power of Attorney of record in Book 9174, page 18, R.O.D.C.T.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Jessie B. Clinard, 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 Mary E. Brown and who acknowledged that she executed the same as the free act and deed of Mary E. Brown.

Witness my hand and official seal at office, this 2nd day of December, 1993.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/16/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $12,000.00.

AFFIANT

Subscribed and sworn to before me
this 2nd day of December, 1993.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

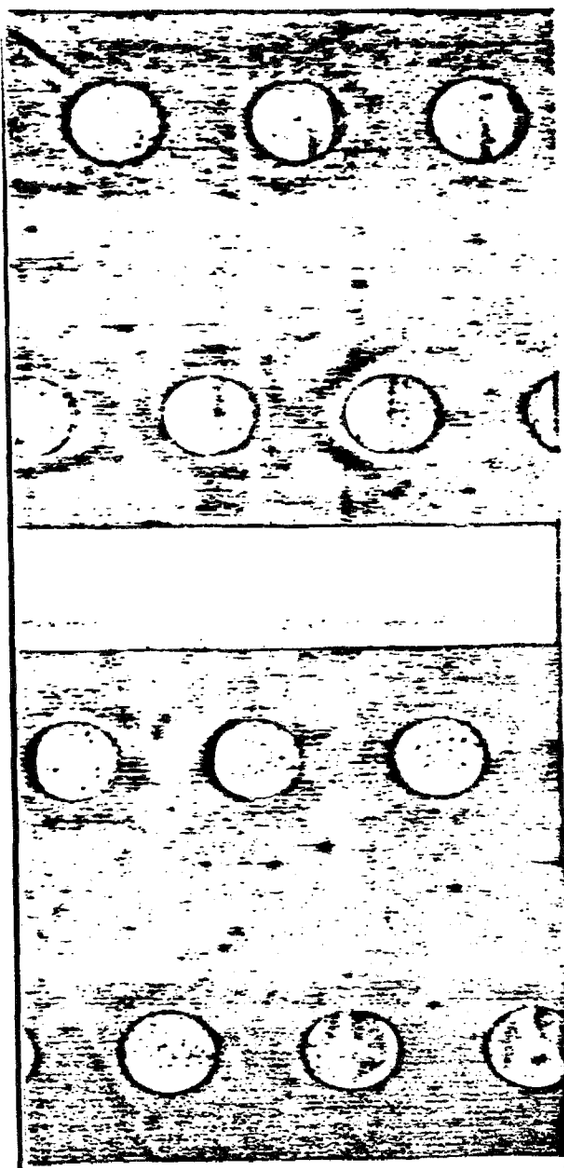
My Commission Expires: 9/16/95

92622
IDENTIF. ↑ REFERENCE

93 DEC -3 AM 9:02
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9506 12/03 0101 03CHECK 53.40



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

RECEIVED OF _____

FOR _____

BOOK 9174 PAGE 21

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

12/03/93 01 09:02 0001 9506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92622
IDENTIF. & REFERENCE

93 DEC -3 AM 9:02

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 729575