WARRANTY DEED

State of Tennessee)
County of Davidson)

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

Affiant

Sworn to and subscribed before me this 18th day of March, 1994.

NOTARY PUBLIC

My Commission Expires: 9-16-95

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

94 MAR 23 PM 4:13
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

30984
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Hal E. Wilson, et ux	Same	Map 92-13
304 Acoma Ave		Par 427
Nashville, Tn 37205		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth William Brown, Linda Carol Harmon, and Teresa Dianne Wilkerson, hereinafter called Grantors, devisees under the will of Ruby Mai Brown, deceased, have bargained and sold, and by these presents do transfer and convey unto Hal E. Wilson and wife, Martha F. Wilson, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 158 and the easterly half of Lot No. 159 on the Map of Hortense Place, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 158 and the easterly half of Lot No. 159 front together 75 feet on the southerly side of Dakota Avenue, formerly 4th Avenue, and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to H. K. Brown and wife, Ruby C. Brown, by deed from Lester William Chaffin, Jr.; Lessie Gertrude Brown; Ruby Mai Brown and Margaret Bell Edwards, of record in Book 4882, page 958, Register's Office for Davidson County, Tennessee, the said Ruby Mai Brown having since died and having been predeceased by Horace K. Brown, she having devised said property to Kenneth William Brown, Linda Carol Harmon, and Teresa Dianne Wilkerson, by will of record in Will Book 25, page 41, County Court Clerk's Office for Rutherford County, Tennessee, and being of record in Book 9283, Page 739, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3603 Dakota Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and we do covenant with the said Grantee that we are 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 do further covenant and bind ourselves, our heirs, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 18th day of March, 1994.

Kenneth W. Brown
KENNETH WILLIAM BROWN

Linda Carol Harmon
LINDA CAROL HARMON

Teresa Dianne Wilkerson
TERESA DIANNE WILKERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth William Brown, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of March, 1994.

Betty Egell
NOTARY PUBLIC

My Commission Expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5236 03/23 0:01 03CHECK 53.40

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Carol Harmon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of March, 1994.

Betty Egell
NOTARY PUBLIC

My Commission Expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Dianne Wilkerson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of March, 1994.

Betty Egell
NOTARY PUBLIC

My Commission Expires: 9-16-95

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9287 PAGE 923

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

03/23/94 01 16:13 0001 5286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30984
IDENTIF. ↑ REFERENCE

94 MAR 23 PM 4:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770604