03994 56

IDENTIF. & REFERENCE

WARRANTY DEED

94 OCT 28 PM 3:21

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9505 PG 163

THIS INDENTURE, made and entered into as of the **21st** day of **October, 1994** by and between

FRED BREWER and HELEN BREWER, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

SCOTT E. VALENTINE JR., AN UNMARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 60 FEET OF LOTS NO. 262 AND 263 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION, AS OF RECORD IN BOOK 57, PAGE 130, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOTS NOS. 262 AND 263 FRONTS 60 FEET ON THE WESTERLY SIDE OF SOUTH 17TH STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE NORTHERLY MARGIN OF EAST SIDE AVENUE, 100 FEET TO THE EASTERLY LINE OF LOT NO. 204.

BEING THE SAME PROPERTY CONVEYED TO FRED BREWER, MARRIED BY DEED FROM STANLEY E. JONES AND WIFE, SHERRAL C. JONES, OF RECORD IN BOOK 9287, PAGE 309, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

X Fred Brewer
FRED BREWER

Helen Brewer
HELEN BREWER

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

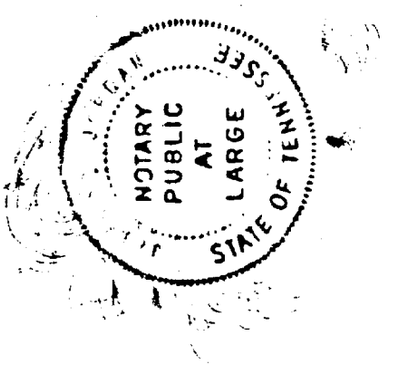
BOOK 9505 PG 164

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **FRED BREWER and HELEN BREWER, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this **21st** day of **October, 1994**.

Notary Public

Commission Expiration: 11-25-95



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

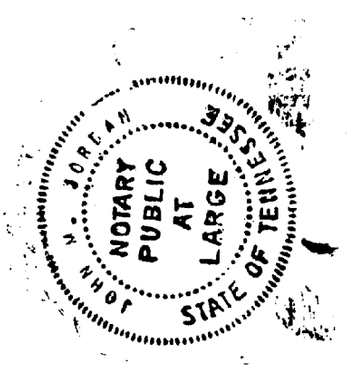
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$46,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Scott E. Valentine, Jr.
Affiant

Subscribed and sworn to before me this **21st** day of **October, 1994.**

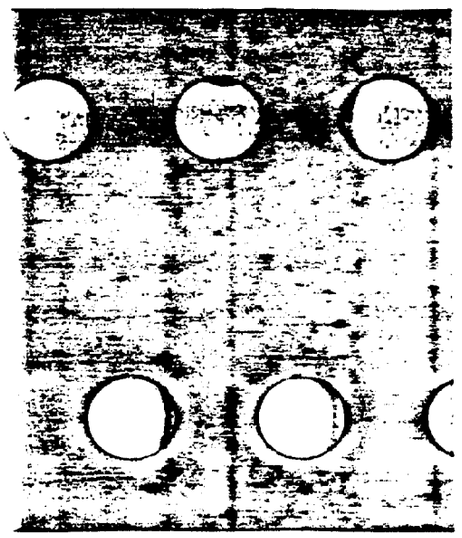
Notary Public

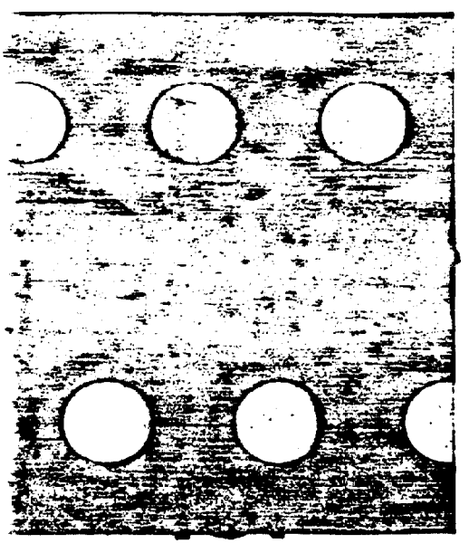
Commission Expiration: 11-25-95



RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	SCOTT E. VALENTINE JR. 608 SOUTH 17TH STREET NASHVILLE, TN. 37206	608 SOUTH 17TH STREET NASHVILLE, TN. 37206 MAP PARCEL NUMBER 94-2-26

2503 10/28 0101 03CHECK 179.20





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

RECEIVED OF _____

FOR _____ BOOK 9505 PG 165

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 46000.00
CON TX 170.20
PRFEE 1.00
WDEED 8.00
TOTAL 179.20
CHECK 179.20

10/28/94 01 15:24 0001 2503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03994
IDENTIF. ↑ REFERENCE

94 OCT 28 PM 3:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 848816