31868

27A

IDENTIF. # REFERENCE BOOK 9588 PG 941

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

95 FEB -6 AM 9:24

FILE IN BOX #33B
MAP 162-9-A
PARCEL 78

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of JANUARY, 1995.

My Commission Expires JULY 27, 1996

My Commission Expires: _____

Notary Public

LYNN HARRIS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:
JASON W. BROWN AND JUDY T. BROWN
(Name)
5510 COUNTRY DRIVE
(Street Address)
NASHVILLE, TN 37211

SEND TAX BILLS TO: MORTGAGEE:
Same.
(Name)
(Street Address)

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **JANICE MATLOCK CASH and husband HOMER CASH**, hereinafter called the "Grantor(s)", have bargained and sold, and by these presents do transfer and convey unto **JASON W. BROWN and wife, JUDY T. BROWN**, hereinafter called the "Grantee(s)", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 78, on the plan of Hickory Valley Condominiums, Phase II, according to the Master Deed of record in Book 4659, page 32, as clarified in Book 4937, page 429, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4460, page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Janice Matlock, by Deed from Milton Stephen Harrison, Sr. of record in Book 6498, page 919, Register's Office for Davidson County, Tennessee.

This is improved property known as: 5510 Country Drive
Nashville, TN 37211

Homer Cash, husband of Janice Matlock Cash, joins in this conveyance for the purpose of conveying any and all rights, including without limitation marital rights, he may have in and to the subject property.

THE premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is et out in the Section 64-2701, et seq. as amended of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, and is subject to the Bylaws for the administration thereto; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, though, or upon the land embracing the regime and building thereon; and also restrictions,

options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Valley Condominiums, of record in Book 4650, page 34, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" have caused their names to be affixed hereto on this 27th day of January, 1995.

Janice Matlock Cash
JANICE MATLOCK CASH

Homer Cash
HOMER CASH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7202 02/06 0101 03CHECK 242.10

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JANICE MATLOCK CASH and husband, HOMER CASH, the 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 and official seal at Nashville, Tennessee, this 27th day of January, 1995.

My Commission Expires JULY 27, 1998

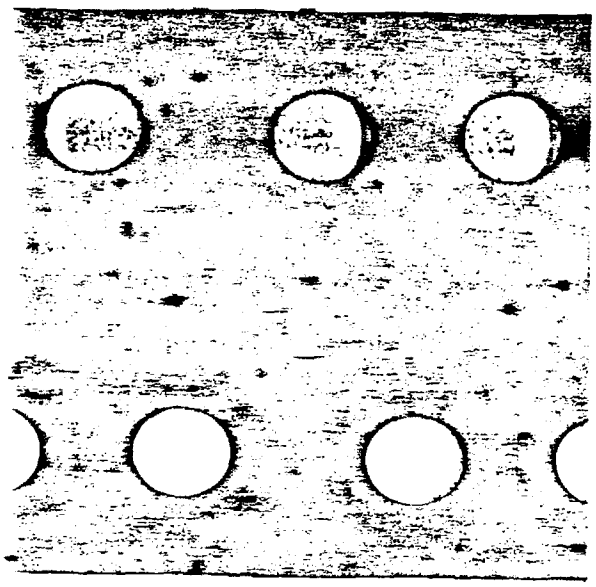
My Commission Expires: _____

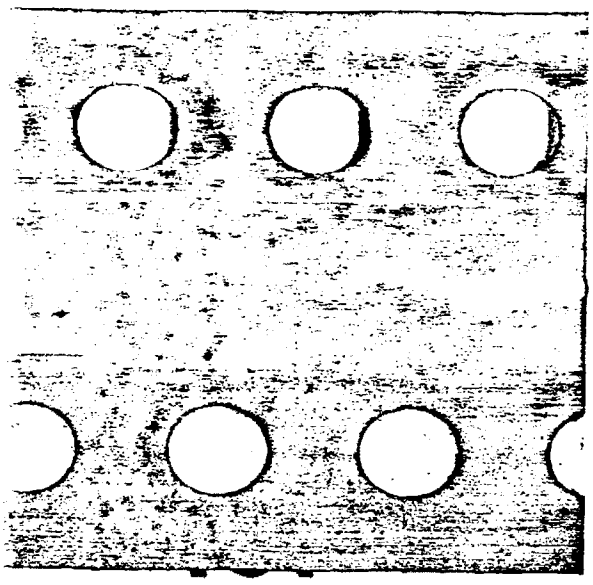
Notary Public

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 27, 1998

brown.wd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9588 PG 943

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 63000.00
DON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

02/06/95 01 08:26 0001 9202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31868
IDENTIF. & REFERENCE

95 FEB -6 PM 3:25
REGISTER
DAVIDSON COUNTY, TN.

No. 878948