BOOK 9601 PG 881

56

WARRANTY DEED

95 FEB 23 AM 11:36
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
36490

THIS INSTRUMENT WAS PREPARED BY

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

THIS INDENTURE, made and entered into as of the **21st** day of **February, 1995** by and between

W.D. BROWN, JR., A MARRIED MAN , joined by HIS WIFE, **PATRICIA ANN BROWN** hereinafter referred to as Grantor, and

IMELDA D. ALLEN WRIGHT and TONY B. WRIGHT, WIFE AND HUSBAND ,
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:

BEING LOT NO. 100 IN CAPITOL VIEW SUBDIVISION, OF RECORD IN BOOK 974, PAGE 52 AND 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 100 FRONTS 75 FEET ON THE NORTH SIDE OF CAPITOL VIEW AVENUE, AND EXTENDS BACK NORTHERLY BETWEEN LINES, 272 FEET ON ITS EASTERLY MARGIN AND 283.6 FEET ON ITS WESTERLY MARGIN, TO A DEAD LINE, ON WHICH IT MEASURES 70 FEET.

BEING THE SAME PROPERTY CONVEYED TO W. D. BROWN, JR. (ALSO KNOWN AS W. D. BROWN AND AS WILLIE DIXIE BROWN, JR.) AS THE ONLY HEIR OF W.D BROWN, SR. AND WIFE, IDA MORRIS BROWN, AS STATED ON THE AFFIDAVIT OF INHERITANCE OF RECORD IN BOOK 8225, PAGE 324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PATRICIA ANN BROWN JOINS IN THIS CONVEYANCE FOR THE PURPOSES OF CONVEYING ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE.

4266 02/23 0101 03CHECK 282.80

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, their 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.

W.D. Brown Jr.
W.D. BROWN, JR.

Patricia Ann Brown
PATRICIA ANN BROWN

INDIVIDUAL

BOOK 9601 PG 882

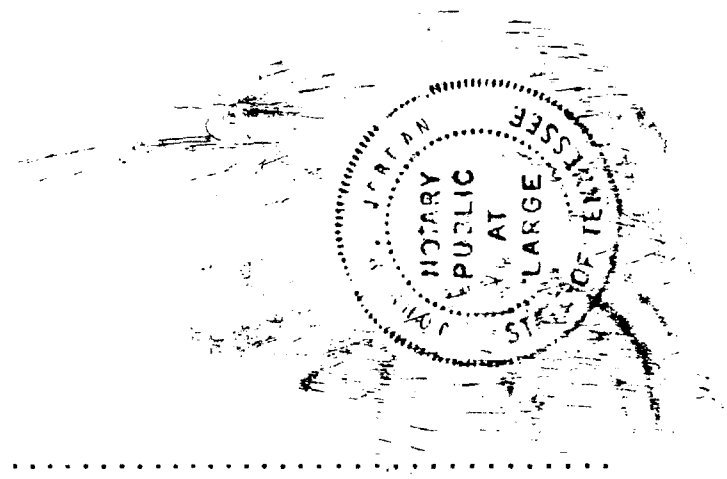
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **W.D. BROWN, JR., A MARRIED MAN and HIS WIFE, PATRICIA ANN BROWN**, the within named bargainor, 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 **February, 1995**.

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 **$74,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

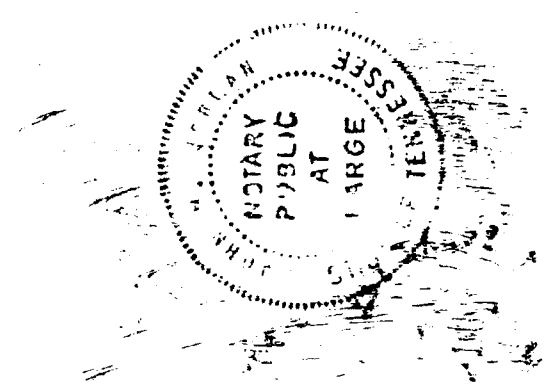
Imelda D. Allen-Wright

Affiant

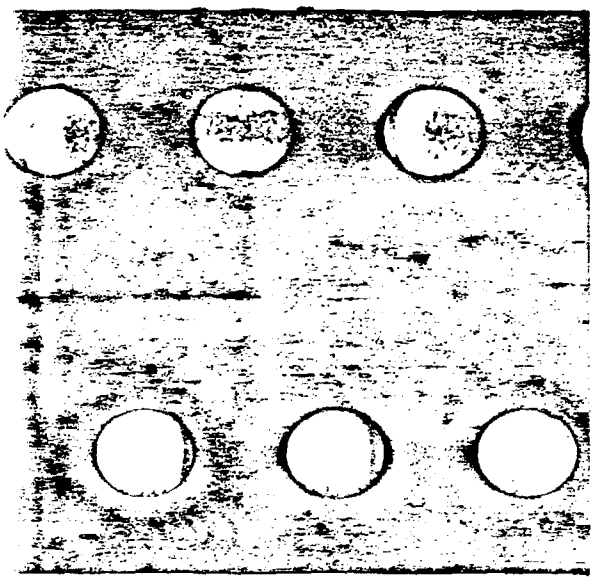
Subscribed and sworn to before me this **21st** day of **February, 1995.**

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	IMELDA D. ALLEN WRIGHT and TONY B. WRIGHT 203 CAPITAL VIEW AVENUE NASHVILLE, TN. 37207	203 CAPITAL VIEW AVENUE NASHVILLE, TN. 37207 MAP PARCEL NUMBER 60-12-92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9691 PG 883

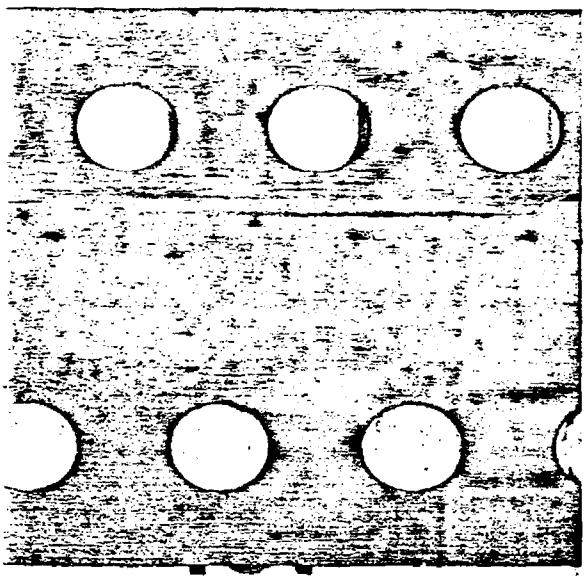
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

02/23/95 01 11:35 0001 4266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



36490
IDENTIF. ↑ REFERENCE

95 FEB 23 AM 11:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 883953