STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1201

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,630.25

Charles N. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF May, 19 95

Janis L. Duree
Notary Public

MY COMMISSION EXPIRES: 5/23/98

Mail

**THIS INSTRUMENT WAS PREPARED BY**
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| J & M Homebuilders, Inc. | OWNER | 53-16 |
| (NAME) | (NAME) | |
| 126 Long Hollow Pike | | P/O 44 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Goodlettsville, TN 37072 | | P/O LW 70L0 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles N. Brown and wife, Beatrice R. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J & M Homebuilders, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 2 on the Plan of King Court, Section II, of record in Plat Book 8250, page 327, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Charles N. Brown and wife, Beatrice R. Brown by deed from Charles E. Rhoten and wife, Carole Rhoten, filed of record in Book 9562, page 874, Register's Office for Davidson County, Tennessee.

0062651
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 9:51
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3107 05/22 0101 03CHECK 55.62

This is unimproved property known as Lot 2, King Court, Davidson County, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 their hand s this 19th day of May, 19 95

Charles N. Brown
Charles N. Brown

Beatrice R. Brown
Beatrice R. Brown

95-1201

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the Charles N. Brown the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 19th day of May, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

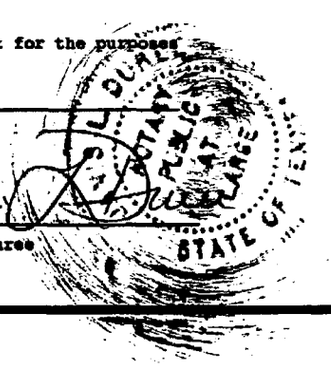
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

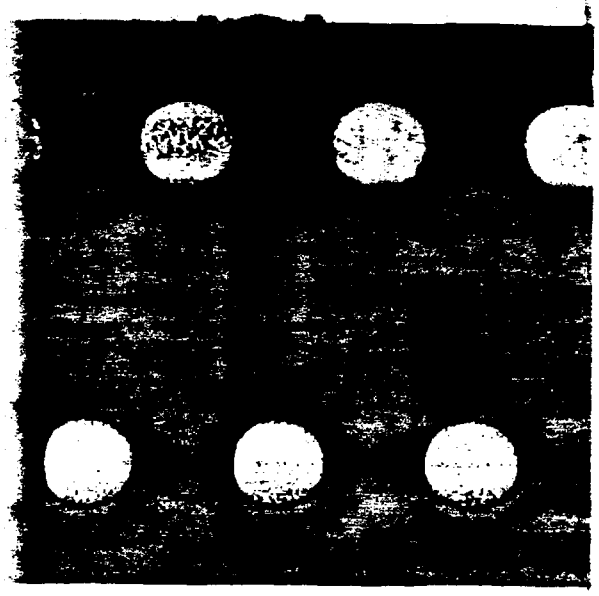
Charles N. Brown and wife, Beatrice R. Brown

the bargainor s, 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 Goodlettsville Tennessee, this 19th day of May, 19 95.

My commission expires 5/23/98

_____
Notary Public Janis L. Duree





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

RECEIVED OF _____

FOR _____

BOOK 9677 PG 405

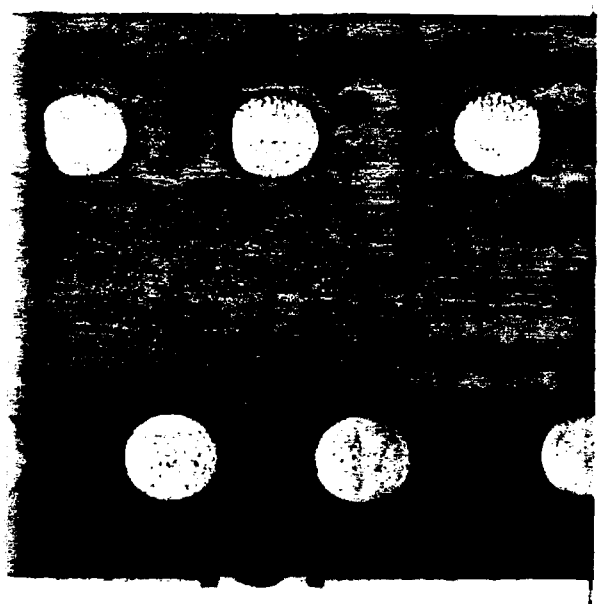
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 12630.25
CON TX 46.62
PRFEE 1.00
MDEED 8.00
TOTAL 55.62
CHECK 55.62

05/22/95 01 09:53 0001 3107

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



006265 I.
IDENTIF. ↑ REFERENCE

95 MAY 22 AM 9:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 912451