File Box 9-B
First Title and Escrow Company, Inc.
File #13079

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9692 PG 456

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
R. SCLATER BROWN, JR. (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP 144-12
2005 Otter Valley Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	PARCEL 26
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	FIELD BOOK FH18215

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, RICHARD DOUGLAS, III AND WIFE, BETTYE CAROLE DOUGLAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. SCLATER BROWN, JR. AND WIFE, LENORE T. BROWN

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

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Otter Creek Hills, as of record in Plat Book 2900, pages 110 & 111, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Douglas, III and wife, Bettye Carole Douglas by deed from Lewis H. Conner, Jr. and wife, Ashley Whitsett Conner of record in Book 6184, page 513, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 2900, pages 110 & 111, said Register's Office.

0067272
IDENTIF. & REFERENCE

95 JUN -6 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 2005 Otter Valley Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of May, 19 95

Richard Douglas
RICHARD DOUGLAS, III

Bettye Carole Douglas
BETTYE CAROLE DOUGLAS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9692 PG 457

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD DOUGLAS, III AND WIFE, BETTYE CAROLE DOUGLAS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of May, 19 95.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 19 95

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RICHARD DOUGLAS, III AND WIFE,
BETTYE CAROLE DOUGLAS

TO

R. SCLATER BROWN, JR. AND WIFE,
LENORE T. BROWN

8155 06/06 0101 03CHECK 1348.40

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

BOOK 9692 PG 458

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 362000.00
ERR CO
MAMT 362000.00-
CAMT 362000.00
CON TX 1339.40
PRFEE 1.00
RVFEE 8.00
TOTAL 1348.40
CHECK 1348.40
06/06/95 01 10:35 0001 8155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00067272
IDENTIF. ↑ REFERENCE

95 JUN -6 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917446