BOOK 9728 PG 633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,349.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 1995

Notary Public

MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

Return To: **THIS INSTRUMENT WAS PREPARED BY**

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PHYLLIS WARDEN NEWSOM	GE CAPITAL MORTGAGE SERVICES	Map 43-6
(NAME)	(NAME)	
P. O. Box 140-747	P. O. Box 650613	Parcel 332
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Dallas, TX 75265-0613	11D-61560
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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~~ **ESTATE OF FREDERICK P. BROWN by J. Robin McKinney, Administrator and MARQUETTA I. BROWN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHYLLIS WARDEN NEWSOM**

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:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Madison Park, Section 8, as of record in Plat Book 4300, Page 117, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to Frederick P. Brown and wife, Marquetta I. Brown by deed from Billy R. Kirby and wife, Charae C. Kirby of record in Book 8434, Page 804, Register's Office for Davidson County, Tennessee. The said Frederick P. Brown having since died. By Order of Probate Court for Davidson County, Tennessee entered April 25, 1995 under Docket No. 94P-1285, tenancy by entirety of Frederick P. Brown and Marquetta I. Brown was severed. By Amended Order of the Probate Court for Davidson County, Tennessee entered July 6, 1995, J. Robin McKinney was given authority to sign deed both as Administrator of the Estate of Frederick P. Brown, deceased and on behalf of Marquetta I. Brown.

A part of the consideration for this transfer is the balance of a Deed of Trust dated August 20, 1986, executed by Billy R. Kirby and wife, Charae C. Kirby to Charles W. Wall, Trustee to secure to Collateral INvestment Company an indebtedness in the original principal amount of $59,321.00, of record in Book 6962, Page 573, Register's Office for Davidson County, Tennessee, WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

unimproved ( )
This is improved (X) property, known as 299 May Drive, Madison, Tn 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 7th day of JULY, 1995

ESTATE OF FREDERICK P. BROWN

BY: Administrator
J. Robin McKinney, Administrator

Marquetta I. Brown by J. Robin McKinney,
(under Amended Order of Probate Court
of Davidson County, Tennessee)

STATE OF TENNESSEE

BOOK 9728 PG 640

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. Robin McKinney

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 10th day of JULY 19 95.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, a corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

0260 07/12 0101 03CHECK .250.61

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

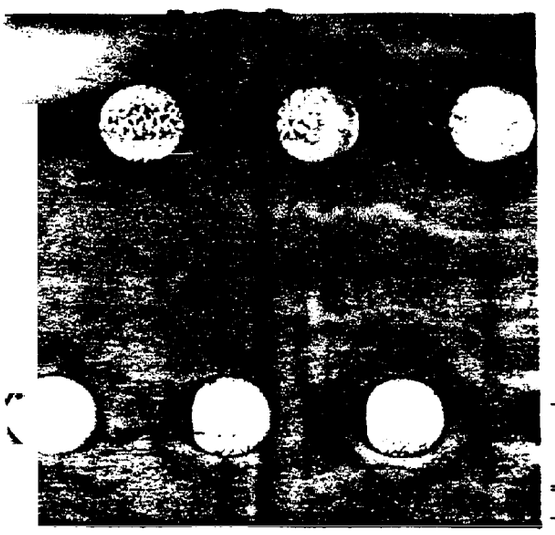
FROM:
ESTATE OF FREDERICK P. BROWN
AND INTEREST OF
MARQUETTA I. BROWN

TO:
PHYLLIS WARDEN NEWSOM

95 JUL 12 AM 9:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

00078284



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

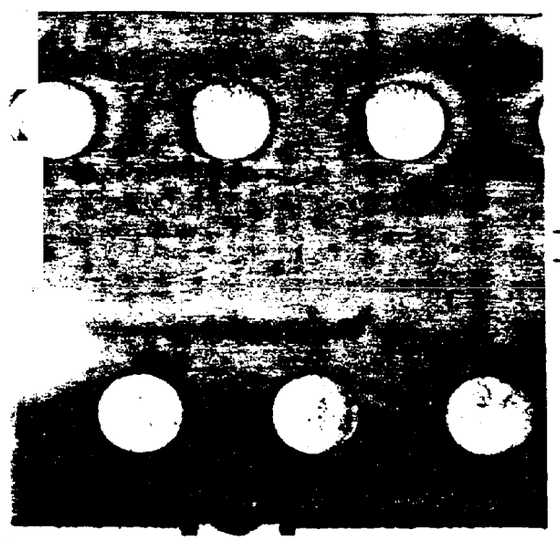
RECEIVED OF _____

FOR _____

BOOK 9728 PG 641

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 65349.69
CON TX 241.61
PRFEE 1.00
MDEED 8.00
TOTAL 250.61
CHECK 250.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/12/95 01 09:46 0001 0260

95 JUL 12 AM 9:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0078284
IDENTIFICATION REFERENCE

No. 929381