Mail

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
231 Public Square, Suite 302
Franklin, TN 37064
(615) 794-7466

BOOK 9806PG233

ADDRESS NEW OWNER:
James E. Brown Jr. and Barbara Jean Brown
1503 Rosebank Avenue
Nashville, Tennessee 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
The Prudential Home Mortgage Company, Inc.
P.O. Box 19489
Springfield, IL 62794-9489

MAP AND PARCEL:
MAP 73-13
PARCEL 135
15DA50525

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Burgess H. Smith Jr. and wife, JoAnn Brock Smith, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James E. Brown Jr. and wife, Barbara Jean Brown, tenancy by the entirety , 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 land in Davidson County, Tennessee, being Lots Nos. 1 and 2, on the Map of Dugger Heights, Section III, as of record in Book 1835, Page 54, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Burgess H. Smith, Jr. and wife, JoAnn Brock Smith, by deed from Burgess H. Smith, Sr. of record in Book 4533, Page 391, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to 50 foot minimum building setback line and 10 foot public utility easement along rear and side lot line of record in Book 1835, Page 54, Register's Office, Davidson County, Tennessee.

This is improved property known as 1503 Rosebank Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James E. Brown Jr. and wife, Barbara Jean Brown, their heirs and assigns, forever; and we, Burgess H. Smith Jr. and wife, JoAnn Brock Smith 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0105113
IDENTIF. & REFERENCE

95 SEP 26 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

REC'D 09/26 0101 080-ECK 277.52

Witness our hands this the 20th day of August, 1995.

BOOK 9806 PG 239

Burgess H. Smith Jr.

JoAnn Brock Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Burgess H. Smith Jr. and wife, JoAnn Brock Smith 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of August, 1995.

ANGELA L. WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires MAY 23, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 72,600.00.

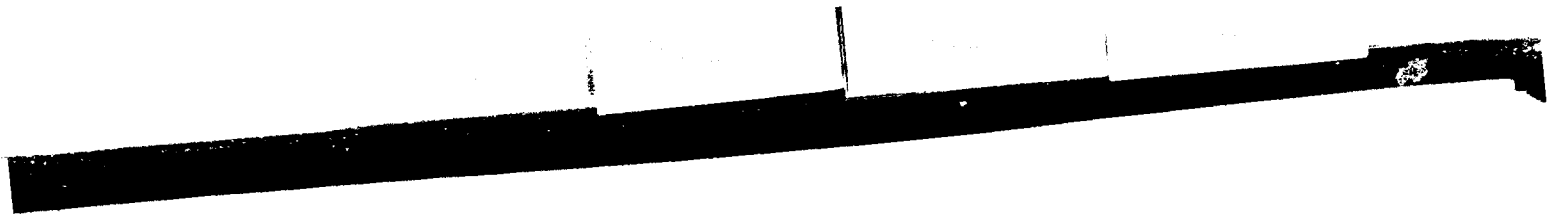
James E. Brown, Jr.
AFFIANT

Subscribed and sworn to before me this 20th day of September, 1995.

NOTARY PUBLIC
My Commission Expires:

ANGELA L. WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 1998

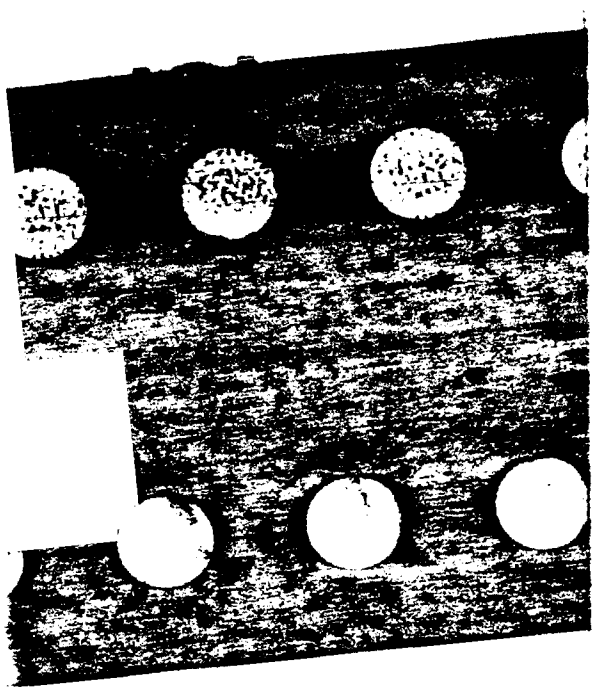


OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

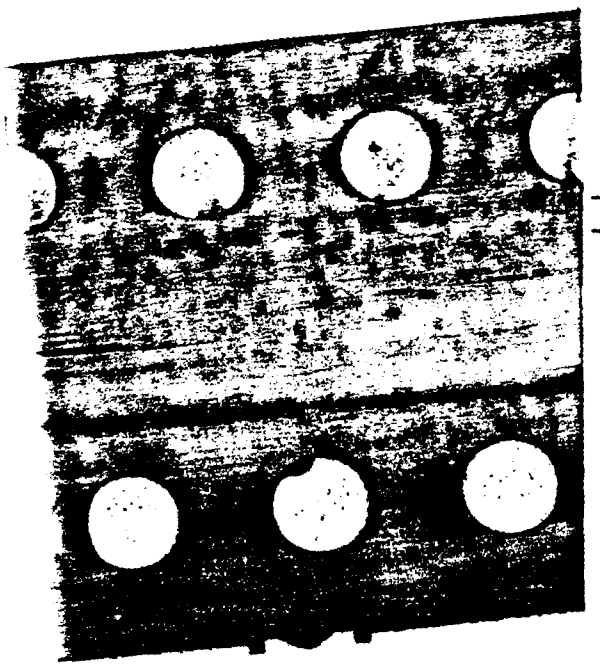
BOOK 9806 PG 243

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

AMT 72600.00
CON TX 268.62
PRFEE 1.00
MTGFEE 8.00
TOTAL 277.62
CHECK 277.62

09/26/95 01 09:12 0001 9219



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105113
IDENTIF. ↑ REFERENCE

95 SEP 26 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958033