43

WARRANTY DEED

BOOK 9893 PG 627

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 95

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Wallace (NAME)	Arlington Mortgage Corporation (NAME)	56-0-52
5135 Old Hickory Blvd. (ADDRESS)	5400 Maryland Way, #102 (ADDRESS)	13D49095
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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: Clifford Brown, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy C. Wallace, unmarried

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:

Located in the 13th District of said County, beginning at a point in the center of Old Hickory Boulevard, S. E. corner of Robert Brown's 1 acre tract; thence with two lines of Robert Brown's 1 acre tract, N. 62 degrees 30 minutes W. 208.5 feet, and N. 22 degrees 30 minutes E. 203.5 feet to a stake in Frank Baker's line; thence with Frank Baker's line, N. 62 degrees 30 minutes W. 210 feet to a stake; thence S. 22 degrees 30 minutes W. 420 feet to a stake; thence S. 62 degrees 30 minutes E. 418.5 feet to a stake in the center of Old Hickory Boulevard; thence with the cneter of Old Hickory Boulevard, N. 22 degrees 30 minutes E. 211.5 feet to the beginning, containing 3.1 acres, more or less, but subject to legal highways.

Being the same property conveyed to Clifford Brown and wife, Elizabeth Brown by deed from Ollie J. Brown and wife, Lockie Brown, of record in Book 4713, Page 808, Register's Office for Davidson County, Tennessee. Elizabeth Brown having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 5135 Old Hickory Blvd., Nashville, TN 37218
(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 27th day of November 19 95

Clifford Brown

Clifford Brown
by Michael W. Brown, Attorney in Fact

BOOK 9893 PG 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifford Brown, unmarried

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 Nashville, Tennessee, this 27th day of November 19 95.

Commission expires _____

_____
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, and 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

0037 12/19 0101 03CHECK 312.40

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael W. Brown with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within named Clifford Brown and being authorized to act on behalf of said person he executed the foregoing instrument as his free act and for the purposes therein contained.

My Commission Expires: 11-20-96

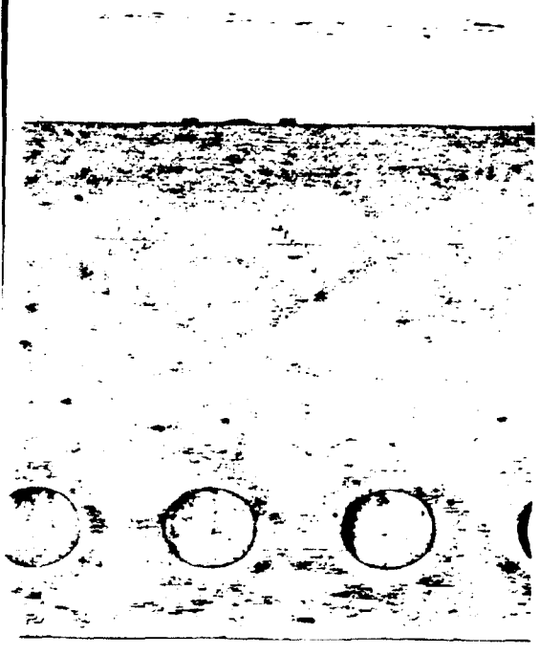
Notary Public

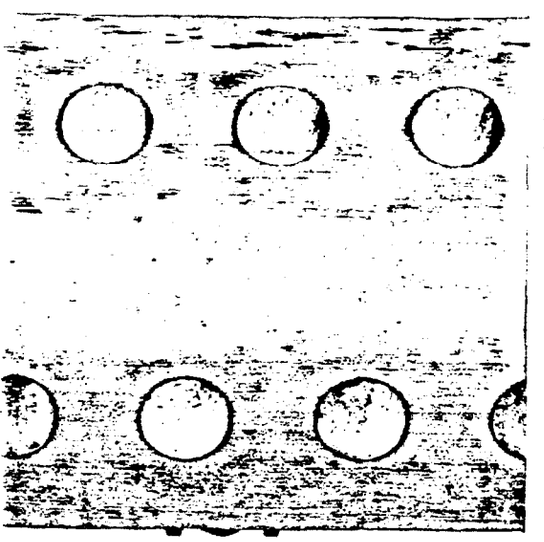
0133675

IDENTIFICATION REFERENCE

95 DEC 19 PM 1:12

FELIX Z. [illegible]
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 9893PG629

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 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 8.00
TOTAL 312.40
CHECK 312.40

12/19/95 01 16:13 0001 0057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133675
IDENTIF. & REFERENCE

95 DEC 19 PM 4:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 988481