BOOK 9913 PG 745

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36513
Dav. Co. File: Box 8

97 JUL 10 AM 11:04
DAVIDSON COUNTY TN.

IDENTIFICATION EVIDENCE
0139597

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John P. Brown Anne K. Brown 4412 Alcott Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-12-014

6417 07/10 0101 03CHECK 1026.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles A. Martin, Jr. and spouse, Virginia T. Martin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John P. Brown and spouse, Anne K. Brown,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the plan of Hycrest Acres, III, of record in Book 2331, Page 75, Register's office for said County.

SAID Lot No. 13 fronts 136.8 feet on the easterly margin of Alcott Drive and extends back 306.9 feet on the southerly line and 329.2 feet on the northerly line to a dead line in the rear, measuring 139.0 feet thereon.

BEING the same property conveyed to Charles A. Martin, Jr. and spouse, Virginia T. Martin by deed from David R. Emery and spouse, Glenda J. Emery of record in Book 4929, Page 256, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to any and all matters shwon on the herein reference Plan of Record in said Register's Office.

This is improved property, known as: 4412 Alcott Drive, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever. 9913 PG 746

WITNESS THE EXECUTION HEREOF this 9th day of January, 1996.

Charles A. Martin, Jr.

Virginia T. Martin

State of Tennessee
County of Davidson

On this 9th day of January, 1996, before me the undersigned authority, personally appeared **Charles A. Martin, Jr.** and **Virginia T. Martin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

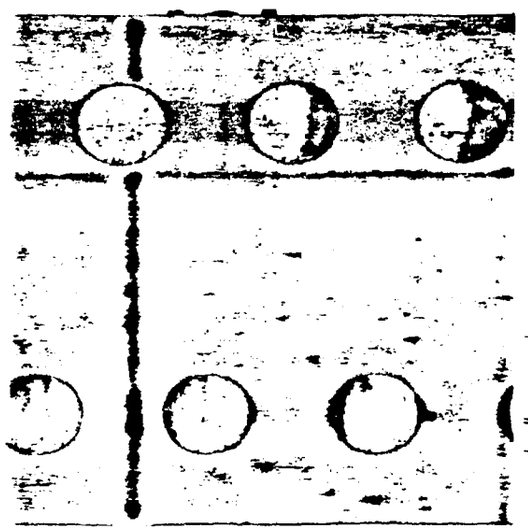
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 275000.00

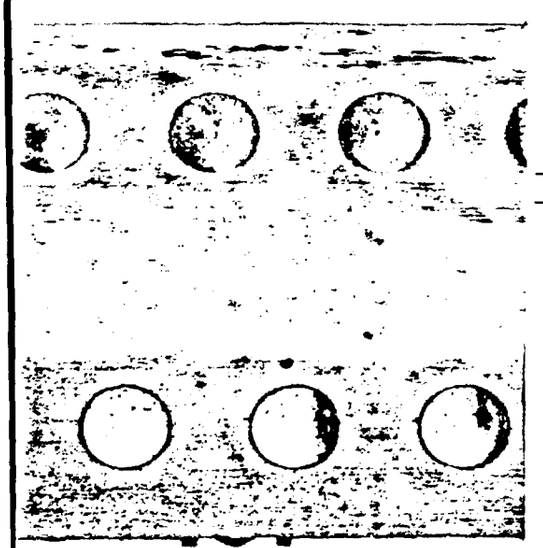
Affiant

Sworn and subscribed before me on the 9th day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9913 PG 747

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
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
TOTAL 1026.50
CHECK 1026.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4419

0139597

IDENTIFICATION REFERENCE

96 JAN 10 AM 11:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 994755