BOOK 9923 PG 357

2017

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
James Brown et ux	Same	Map #091-120
926 Jackson		Parcel #218.00
Nashville, TN 37208		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00 .

James Brown
Affiant

SWORN TO AND SUBSCRIBED before me this the 19th day of January 1996.

Melanie L. Sadler
Notary Public

My Commission Expires: 11-22-97

NOTARY PUBLIC SEAL

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, PATRICIA H. WRIGHT and SHIRLEY J. JONES, Administrators for the ESTATE OF BELLINA KIMBROUGH WATKINS, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto JAMES BROWN, et ux LISA BROWN, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 1 of Enoch Harwell's Subdivision of Part of Lot No. 12, Clifton Plan as of record in Book 161, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 50 feet on the south side of Weller Street, or Indiana Avenue, and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Bellina Hale Kimbrough by deed from Pearl Lewis Burton and Lula Haynes, individually and as executrices of the Will of Mary N. Hale of record in Book 1179, page 243, Register's Office for Davidson County, Tennessee. The said Bellina Hale Kimbrough and Bellina Kimbrough Watkins being one and the same person, having since died.

This is improved property, known as 4001 Indiana Avenue, Nashville, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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, successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned and taxes, penalties and interest for the year 1994, which the Grantors agree to pay, plus taxes for the year 1995 which the Grantors herein agree to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this the 15 day of January 1996.

ESTATE OF BELLINA KIMBROUGH WATKINS

By: Patricia H. Wright
PATRICIA H. WRIGHT

By: Shirley J. Jones
SHIRLEY J. JONES

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 PATRICIA H. WRIGHT and SHIRLEY J. JONES 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 instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 15 day of January 1996.

Melanie L. Jackson
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 11-22-97

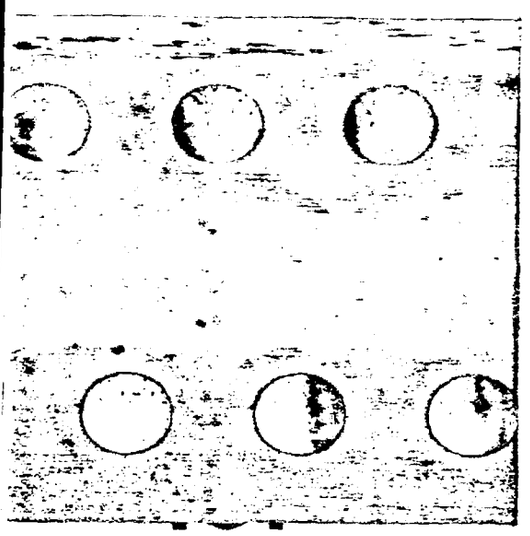
011704
IDENTIFICATION REFERENCE

96 JAN 22 AM 9:15
DAVIDSON COUNTY, TN

C:\WPS1\REAL\BROWN.WD\14-780

96 JAN 22 AM 9:01 DOC-ECK 75.50





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

RECEIVED OF _____

FOR _____

BOOK 9923 PG 359

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

PAMT 15000.00
REN TX 66.50
PRFEE 1.00
MREED 8.00
TOTAL 75.60
CHECK 75.60
01/05/93 01 09:48 0001 9771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142704
IDENTIFICATION REFERENCE

93 JAN 22 PM 3:45

DAVIDSON COUNTY, TN.

No. 998060