BOOK 9975 PG 730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Jan U. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 4/2/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
NAUCT - 615-2922

111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
1187 Vultee Boulevard, Nashville, TN 37217
3 Maryland Farms Suite 110, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Underwood Brown (NAME)	First American National Bank (NAME)	MAP 51-4
411 Norman Drive (ADDRESS)	First American Center (ADDRESS)	
Madison, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (CITY) (STATE) (ZIP)	PARCEL 17

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, Ozelle B. Sloan by Sandra Vargas co-conservator

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jan Underwood Brown, 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:

Being Lot No. 45 on the Plan of Blair Heights, Section IV, as of record in Plat Book 2331, Page 60, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Frank B. Sloan and wife, Ozelle Sloan by deed from John B. Pendleton and wife, Maggie Mai Pendleton of record in Deed Book 2539, page 215, Register's Office for said County.

The said Frank B. Sloan having since Died leaving the said Ozelle B. Sloan as the Surviving Tennant. The said Ozelle B. Sloan being a disabled person and unable to manage her Estate was appointed Co-conservators who are Mrs. Sandra Vargas and Mrs. Tammy Miller by Order of the Probate Court Office for Davidson County, Tennessee, Docket No. 95P-1369 of record in Minute Book 400, page 359, Probate Court Clerks Office for Davidson County, Tennessee.

This conveyance is subject to a Sewer Easement to Metro of record in Book 5279, page 417, Register's Office for said County.

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

For the purposes of this transaction Sandra Vargas and Sandra Sloan Vargas are one and the same person.

7260 03/12 0101 03CHECK 347.55

unimproved ( )
This is improved (X) property, known as 411 Norman Drive, Madison, Tennessee 37076
(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 20th day of February 19 96

Ozelle B. Sloan
By: Sandra Sloan Vargas
Sandra Vargas, Co-Conservator

STATE OF TENNESSEE
COUNTY OF

BOOK 9975 PG 731

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

State of CALIFORNIA

County of CONTRA COSTA

On FEB. 19, 1996 (DATE) before me, LAURA A. MOSS, NOTARY PUBLIC (NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"),

personally appeared SANDRA VARGAS, CO-CONSERVATOR (NAME(S) OF SIGNER(S)),

☐ personally known to me - **OR** - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LAURA A. MOSS
Comm. #1077913
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
Comm. Exp. Nov. 19, 1999

WITNESS my hand and official seal.

Laura A. Moss
SIGNATURE OF NOTARY

MAR 12 AM 8:

DAVIDSON COUNTY, TN.

0159021

IDENTIFICATION REFERENCE

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

_____ TITLE(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____

DESCRIPTION OF ATTACHED DOCUMENT

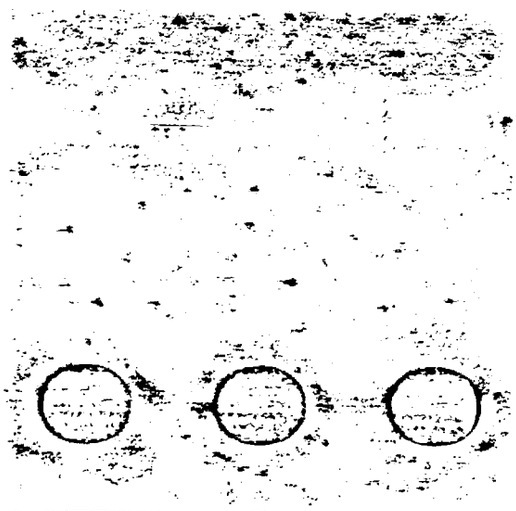
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TITLE OR TYPE OF DOCUMENT

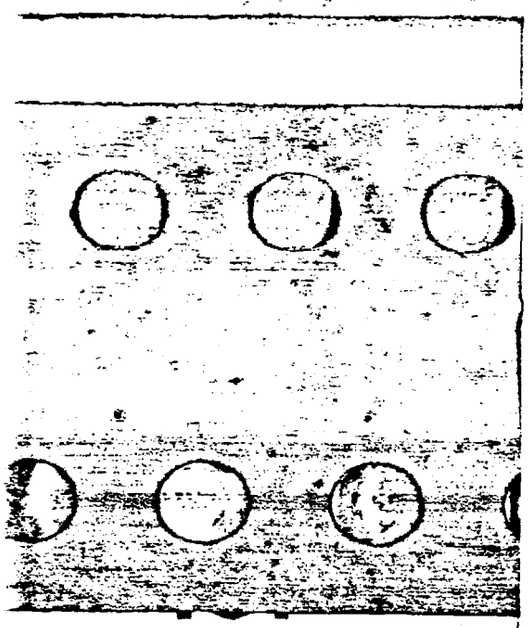
6
NUMBER OF PAGES

2-20-96
DATE OF DOCUMENT

JAN UNDERWOOD BROWN
SIGNER(S) OTHER THAN NAMED ABOVE

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

RECEIVED OF _____

FOR _____

BOOK 9975 PG 732

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 91500.00
CON TX 338.55
PRFEE 1.00
WDEED 8.00
TOTAL ~~347.55~~
CHECK ~~347.55~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/12/96 01 08:18 0001 7260

0159021
IDENTIF. ↑ REFERENCE

96 MAR 12 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015345