BOOK 10010 PG 494

Address New Owner:
Dean E. Flint

325 Manzano Road

Madison, Tn 37115

Send Tax Bills to:
Same as New Owner

MAIL ENV.

96 APR 10 AM 9:40
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
0169916

Tax Map and Parcel Nos.
Map 83-9
Parcel 160

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, GENE BROWN AND WIFE, BARBARA BROWN, the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **DEAN E. FLINT**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; Any and all Easements, Building Setback Lines, Notes, etc, if any, as may be set forth on the Plan of E. S. Priest's Subdivision of 3A. 8P. - Edgefield Plan as of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10010 PG 495

WITNESS our hands this the 8th day of April, 1996.

Gene Brown

Barbara Brown

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Gene Brown and wife, Barbara Brown, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 8th day of April, 1996.

My Commission expires:
5/23/98

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

Sworn to and subscribed before me this the 8th day of April, 1996.

Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

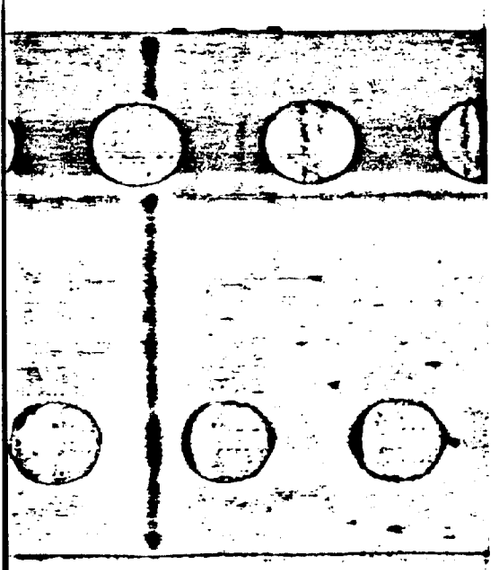
Land in Davidson County, Tennessee, being the southeasterly portion of Lot No. 6 and the southerly 50 feet of Lot No. 7 on the Plan of E. S. Priest's Subdivision of 3A. 8P. - Edgefield Plan, as of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee.

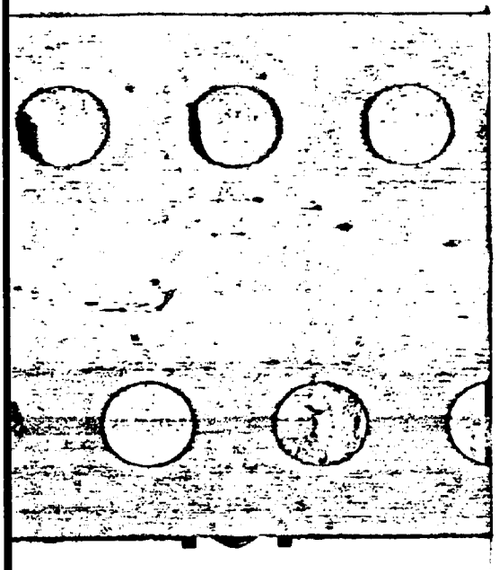
Said property fronts 50 feet on the westerly margin of South 14th Street, formerly Division Street, and extends back 75 feet on the northerly line and 75.5 feet on the northerly margin of a 14 foot alley, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Gene Brown and Barbara Brown by Cash Deed for Tennessee by Secretary of Housing and Urban Development of record in Book 9304, Page 180, Register's Offfice for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 6 South 14th Street, Nashville, TN 37206

8623 04/10 0101 03CHECK 153.60





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

RECEIVED OF _____

FOR _____

BOOK 10010 PG 497

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 38000.00
CDN TX 140.60
PRFEE 1.00
WDEED 12.00
TOTAL 153.60
CHECK 153.60

04/10/96 01 09:41 0001 8623

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169616
IDENTIF. ↑ REFERENCE

96 APR 10 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026604