274

BOOK 10159 PG 300

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,900.00

Mattie B. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 5-28-2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert L. Brown (NAME)	Same (NAME)	160-15A
236 Hearthstone Manor (ADDRESS)	(ADDRESS)	59CO
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	6DU 82098

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, Jean K. Murphree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert L. Brown and wife, Mattie B. Brown

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 Unit No. 59 on the Plan of Phase IV, Hearthstone Manor, of record in Plat Book 6250, page 990, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jean K. Murphee, unmarried by deed from Radnor Homes, Inc. of record in Book 7452, page 385, Register's Office for Davidson County, Tennessee.

COVENANTS, CONDITIONS, AND RESTICTIONS AS CONTAINED IN THE MASTER DEED FOR Hearthstone Manor CONDOMINIUMS AS RECORDED IN BOOK 6424, PAGE 839, REGISTER'S OFFICE FOR SAID COUNTY.

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

This instrument executed by Margaret E. Watson for Jean K. Murphee pursuant to a Power of Attorney being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 236 Hearthstone Manor, Brentwood, Tennessee 37027
(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 15th day of August 19 96

Jean K. Murphree
By: Margaret E. Watson
Margaret E. Watson, Attorney-in-fact

BOOK 10159 PG 301

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 _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August 19 96.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 15th day of August, 19 96, personally appeared before me, Margaret E. Watson _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Jean K. Murphree and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 15th day of August, 19 96

My commission expires 5-28-2000

_____
Notary Public

DAVIDSON COUNTY, TENN. LINDA S. HARRIS NOTARY PUBLIC LAW

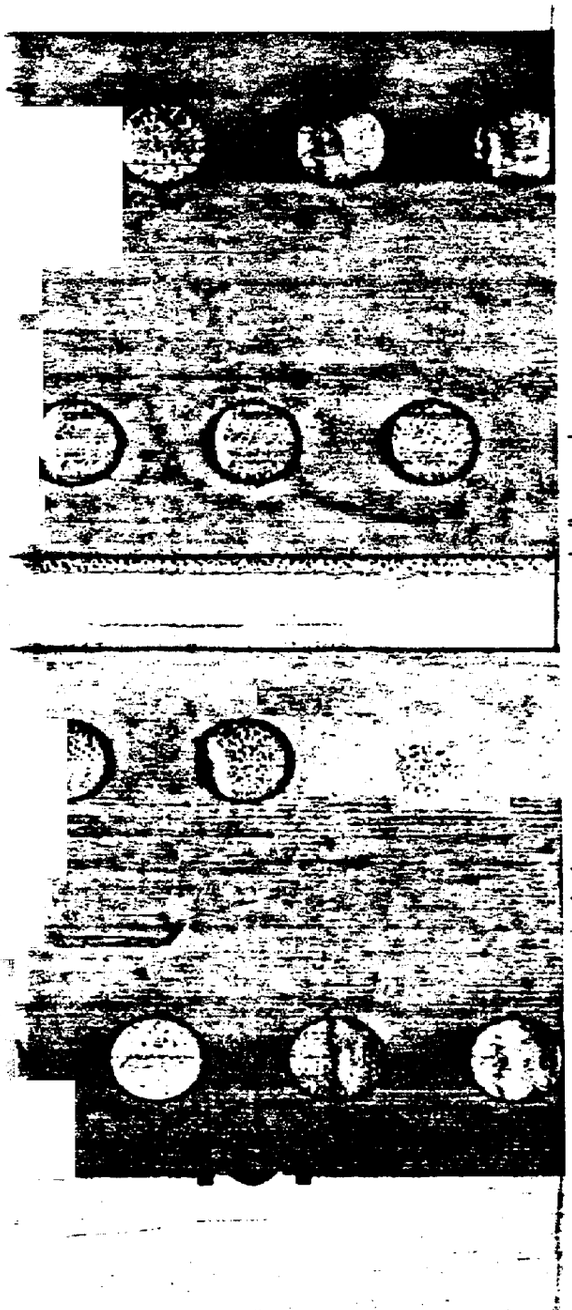
96 AUG 19 AM 8:39
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7994 08/19 0101 03CHECK

IDENTIF. & REFERENCE

0215416

689.



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

RECEIVED OF _____

FOR _____

BOOK 10159 PG 302

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 183900.00
CON TX 680.43
PRFEE 1.00
WDEED 8.00
TOTAL 689.43
CHECK 689.43

08/19/96 01 08:41 0001 7994

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215416 IDENTIF. ↑ REFERENCE

96 AUG 19 AM 8:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020556