FILE BOX 3

BOOK 10172 PG 371

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th & 30th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY TCN-ATTY-96-404
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Coltee Boulevard, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hart Appraisal Services, Inc (NAME)	Same (NAME)	MAP 94-1
2621 Windemere Dr. ~~701 S. 16th Street~~ (ADDRESS)	(ADDRESS)	PARCEL 446
Nashville, Tennessee ~~37206~~ 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	23WW 15060

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, Estate of Judy Lee Brewer by Glynda Faye Brewer, Administratrix, Lynda Kay Brewer Tippit, John A. Brewer, Jr., Brandi Leigh Brewer by John A. Brewer Jr., Guardian Ad Litem HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hart Appraisal Services, Inc.

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. 160 on the Plan of Shelby Village, Section 3, as of record in Plat Book 2083, Page 6, 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 John A. Brewer, Jr. et ux Judy Lee Brewer by deed from Ed Hodge et ux Evelyn Hodge of record in Deed Book 4684, page 989, Register's Office for said County.

John A. Brewer, Jr. as tennants in common filed for record in Docket No. 85D-815 on December 19, 1985, Fourth Circuit Court for Davidson County, Tennessee.

The said Judy Lee Brewer having since died leaving Glynda Fay Brewer appointed Administratrix of the Estate of Judy Lee Barber Brewer filed for record in Docket No. 95P-1712 on October 19, 1995, Probate Court Clerks Office for Davidson County, Tennessee.

John A. Brewer, Jr. as appointed Guardian Ad-Litem for the minor child Brandi Leigh Brewer filed for record in Docket No. 95P-1713 on April 22, 1996, Probate Court Clerks Office for Davidson County, Tennessee.

And Also by Order to Confirm Sale of Real Property as filed for record in Docket No. 95P-1713 on June 11, 1996, Probate Court Clerks Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions

CONTINUED

unimproved ( )
This is improved (X) property, known as 701 S. 16th. Street, Nashville, Tennessee 37206
(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 24th & 30th day of July 19 96

Estate of Judy Lee Brewer
By: Glynda Faye Brewer Administratrix John A. Brewer Jr.
Glynda Faye Brewer, Administratrix Brandi Leigh Brewer by John A. Brewer Jr. Guardian Ad Litem
Glynda Faye Brewer by John A. Brewer Jr.
Lynda Kay Brewer Tippit

371

10172 PG 372

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 Estate of Judy Lee Brewer by Glynda Fay Brewer, Lynda Kay Brewer Tippit, John A. Brewer, Jr.,

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th & 30th day of July, 1996.

Commission expires 5/23/98

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the withing named John A. Brewer, Jr. as Guardian Ad Litem for the minor child, Brandi Leigh Brewer, filed for record in Docket #95P-1713 on April 22, 1996, Probate Court Clerk for Davidson County, Tennessee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who that he executed the within instrument for the purposes therin contained. Witness my hand and official seal at Nashville, TN. this 24th and 30th day of July, 1996.

Notary Public

My Commission Expires; 1-29-2000

NOTARY PUBLIC DAVIDSON COUNTY

IDENTIF. ↑ REFERENCE

02-19626

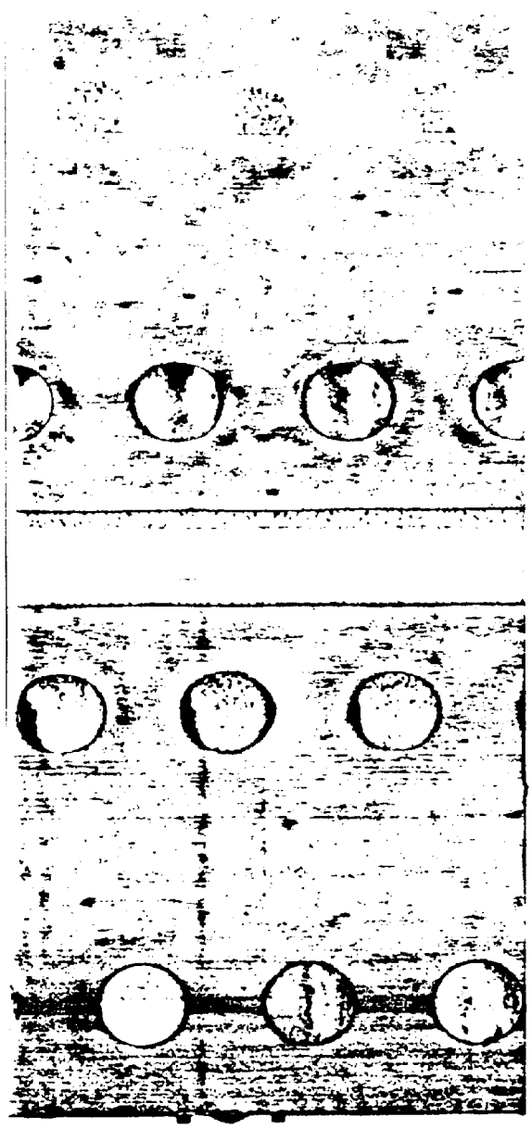
96 AUG 30 AM 8:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2474 08/30 0101 03CHECK

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW

140.35



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10172 PG 373

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 35500.00
CON TX 131.35
PRFEE 1.00
WDEED 8.00
TOTAL 140.35
CHECK 140.35

08/30/96 01 08:04 0001 2474

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 19626
IDENTIF. ↑ REFERENCE

96 AUG 30 AM 8:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024997