THIS INSTRUMENT PREPARED BY:
Richard J. Brodhead
Attorney at Law
Cedars Center
307 West Main Street
Lebanon, Tennessee 37087

Map: 119-14-0
Parcel: 181.00
Group:

Send Tax Bills To: (New Owner)
LARRY JOE BROWN ET AL
3800 EAST RIDGE DR.
NASHVILLE, TN 37211

BOOK 10177 PG 86

DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and the love and affection we have for our children, we, WALTER T. BROWN and wife, AUBRIE A. BROWN, have this day bargained and sold, and by these presents do hereby transfer and convey and quitclaim unto our son, LARRY JOE BROWN, a married person, and to our daughter, SUE CAROL THOMAS, a single person, as tenants in common, their heirs and assigns, forever, our interest in a tract or parcel of land situate and lying in the _____ Civil District of Davidson County, Tennessee, the same being more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tuggle Heights, as of record in Book 1130, page 90, Register's Office for said County.

SAID Lot No. 16 fronts 60 feet on the easterly side of Tuggle Avenue and runs back between parallel lines 157.2 feet to a dead line.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS: 2914 Tuggle Avenue, Nashville, Tennessee.

BEING the same property conveyed to Walter T. Brown and wife Aubrie A. Brown, by deed from Brindley Realty Company, Inc., dated March 26, 1964, shown of record in Deed Book 3706, Page 75, in the Register's Office for Davidson County, Tennessee.

[redacted]

[redacted], [redacted],

We COVENANT with said grantees that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

The 1996 property taxes are to be paid by the grantee.

Possession is to be given with delivery of deed.

WITNESS OUR SIGNATURES hereto on this the 22nd day of August, 1996.

BOOK 10177 PG 87

Walter T Brown
WALTER T. BROWN

Aubrie A. Brown
AUBRIE A. BROWN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named bargainors, Walter T. Brown and wife Aubrie A. Brown, with whom I am personally acquainted, and who acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of August, 1996.

Gayle Hall
Notary Public

My commission expires:

11-20-96

ACTUAL CONSIDERATION CLAUSE

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Larry Brown
AFFIANT

Subscribed and sworn to before me, this the 3rd day of September, 1996.

Gayle Hall
Notary Public

My commission expires:

11-20-96

0220958
IDENTIF. & REFERENCE

96 SEP -4 AM 10:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3887 09/04 0101 01CASH
12.00