This instrument was
Prepared By:
Gary B. Fisher, Attorney
2711 Murfreesboro Road #200
Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $6,000.00

X [signature]
affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 1996

[signature]
notary public
commission expires: 10-9-99

BOOK 10216 PG 324

WARRANTY DEED

Address of New Owner:	**Send Tax Bills To:**	**Map & Parcel**
Hubert L. Brown	Owner	Map 63-8
121 High St.		Par 44
Alexandria, TN. 37012		04D 30575

FOR AND IN 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, I, Dora Ann Roberson HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hubert L. Brown HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lots 1 and 3, Block X, Hadley Bend City, as of record in Plan Book 421, Page 120, said Register's Office for said County, to which reference is made for a more complete description.

Said Lots 1 and 3 front 25 feet each on the east side of University Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dora Ann Roberson from Mattie Bloodworth and Martha Nelson as of record in Book 10036, Page 484, said Register's Office.

unimproved ( )
This is improved (XX) property known as
413 University Avenue, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs and we do further convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against said land to the lawful claim of 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 16th day of August, 1996.

x [signature]
Dora Ann Roberson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within name Dora Ann Roberson the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of August, 1996.

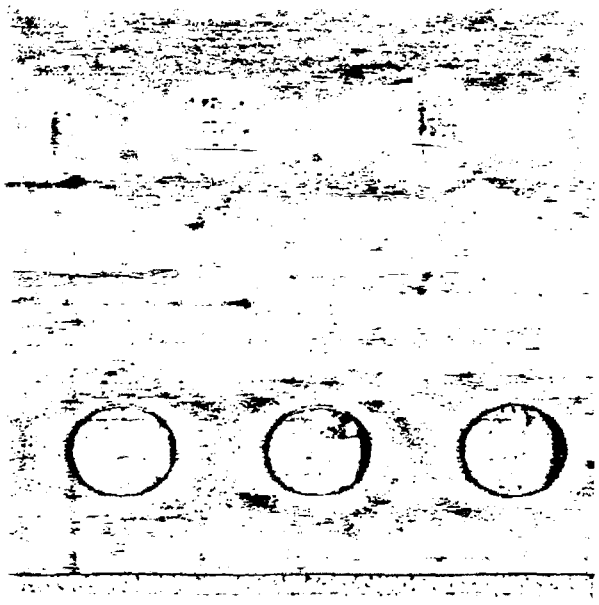
Notary Public

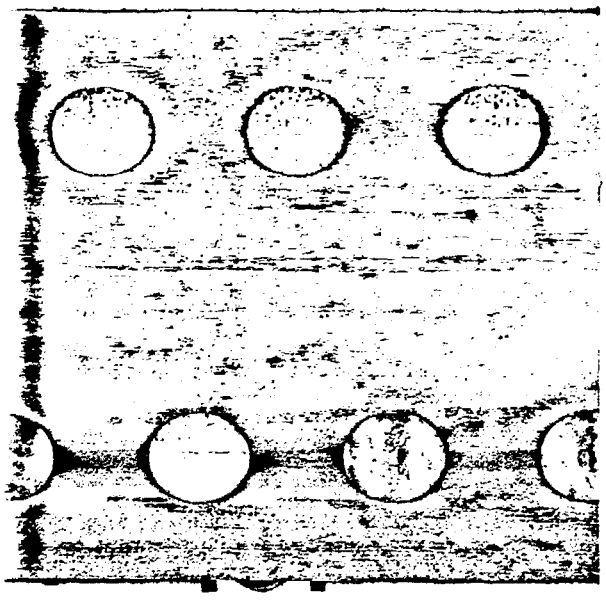
commission expires: 10-9-99

0233098
IDENTIF. & REFERENCE

96 OCT -4 PM 1:51
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

... CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 10218 PG 326

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	6000.00
			CON TX	22.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	31.20
			CHECK	31.20

10/04/96 01 13:54 0001 6807

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233098
IDENTIF. ↑ REFERENCE

96 OCT -4 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073880

No. [redacted]