Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1182

BOOK 10242 PG 317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Brown,** and wife **Marla M. Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beverly J. Messmore,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 165 on the Nawaka Hills Powwow Addition, Section No. 5, as of record in Book 974, Page 26, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert E. Brown and wife Marla M. Brown by deed of record in Book 8116, Page 205, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

02411.79
IDENTIFICATION REFERENCE

95 OCT 30 PM 12:35
REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 1529 Ocoee Trail, Madison, TN 37112

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of October, 1996

Robert E. Brown

Marla M. Brown

Robert E. Brown

Marla M. Brown

State of Tennessee)
County of Davidson)

On this the 25th day of October, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Robert E. Brown and Marla M. Brown**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$80,000.00**.

Affiant

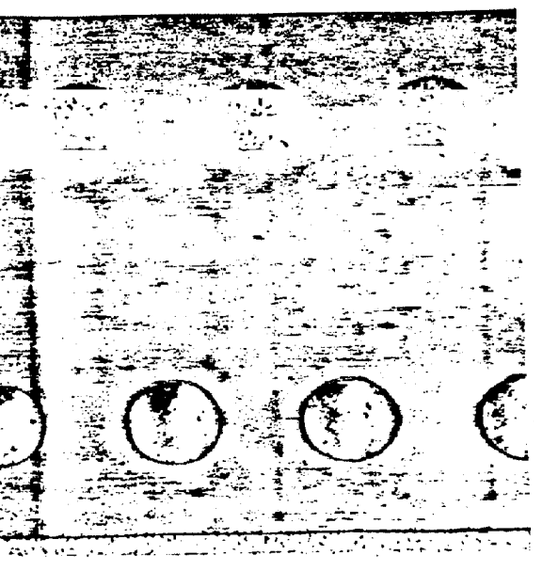
Sworn and subscribed before me on this the 25th day of October, 1996.

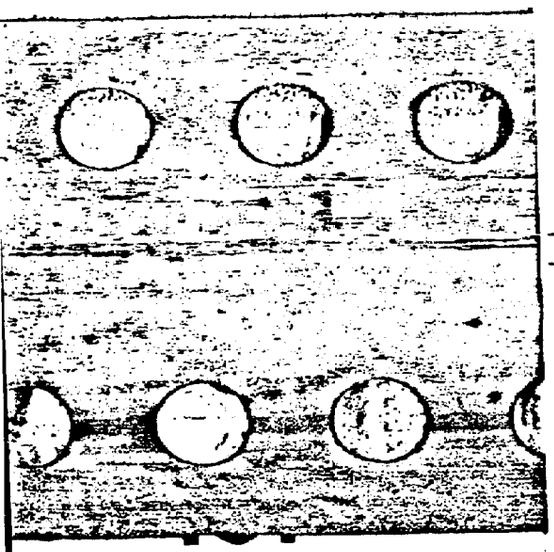
Notary Public

My Commission Expires: 11-22-99

5837 10/30 01:1[illegible] CHECK 305.00

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Beverly J. Messmore	Chase Manhattan Mortgage	63-2-99
1529 Ocoee Trail	155 Franklin Road, Suite 350	
Madison, TN 37112	Franklin, TN 37027	





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

RECEIVED OF _____

FOR _____

BOOK 10242 PG 319

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
10/30/96		01		12:38 0001 5837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

024479
IDENTIFICATION REFERENCE
96 OCT 30 PM 12:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1082790

No [redacted]