Station?

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 10264 PG 331

THIS INDENTURE, made and entered into as of the **8th** day of **November, 1996** by and between

CLIFFORD BROWN and BESSIE BROWN, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

ANNETTE HARRIS, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTH 42-1/2 FEET OF LOT NO. 16 AND THE NORTH 5 FEET OF LOT NO. 17 ON THE MAP OF THE SUBDIVISION OF LOT 2 OF THE THOS. WOODARD'S SUBDIVISION AS OF RECORD IN PLAN BOOK 2, PAGE 104, IN THE CHANCERY COURT AT NASHVILLE.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 47 1/2 FEET ON THE EAST SIDE OF 10TH AVENUE NORTH AND RUN BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CLIFFORD BROWN AND WIFE, BESSIE BROWN BY DEED FROM RUBY EVA MOORE OF RECORD IN BOOK 4857, PAGE 746, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Clifford Brown
CLIFFORD BROWN

Mrs Bessie L Brown
BESSIE BROWN

BOOK 10264 PG 332

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CLIFFORD BROWN and BESSIE BROWN, HUSBAND AND WIFE** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **8th** day of **November, 1996.**

Notary Public

Commission Expiration: 3-25-1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$25,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **8th** day of **November, 1996.**

Notary Public

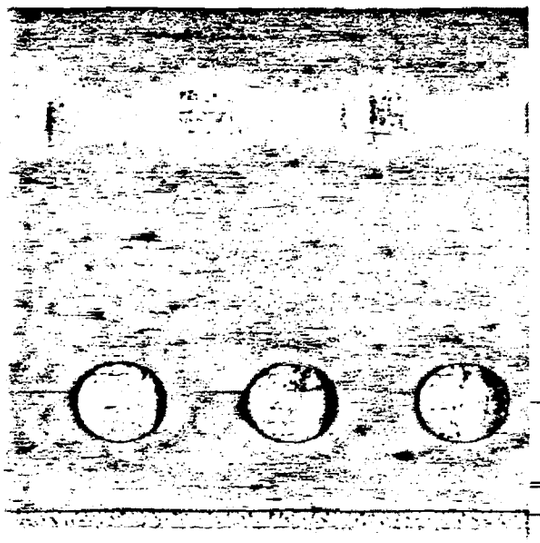
Commission Expiration: 3-25-1999

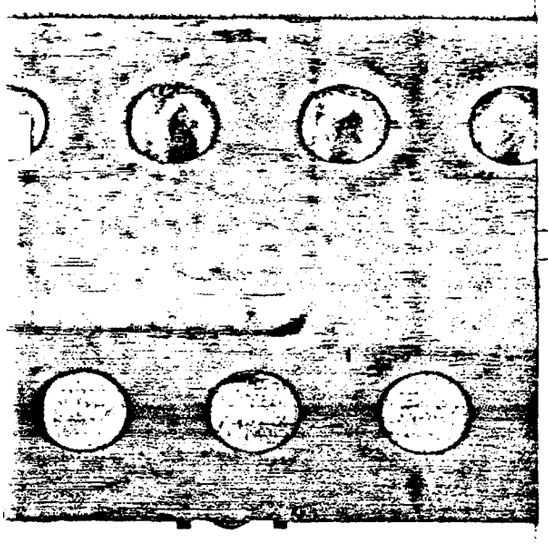
96 NOV 20 AM 8:06
PLILA G. ARMSTRONG REGISTER
DAVIDSON COUNTY, TN.

024815
IDENTIF. & REFERENCE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	ANNETTE HARRIS 1922 10TH AVENUE NORTH NASHVILLE, TN 37208	1922 10TH AVENUE NORTH NASHVILLE, TN 37208 MAP PARCEL NUMBER 81-7-490

96 11/20 0101 03CHECK 101.50





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

RECEIVED OF _____

FOR _____

BOOK 10264 PG 333

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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

11/20/96 01 08:06 0001 7138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248115
IDENTIF. ↑ REFERENCE

96 NOV 20 AM 8:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089852