THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

File No. 3644

ADDRESS NEW OWNER(S):

Billy W. Brown
6441 SAUNDERSVILLE RD.
MT. JULIET, TN. 37122

SEND TAX BILLS TO:
Same

MAP: 82-3
PARCEL: 281

WARRANTY DEED BOOK 10377 PG 294

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LINDA M. HICKERSON, Executrix of the Estate of James Earl McKinney, Deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BILLY W. BROWN**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 17 on the Map of Crutcher Bros. Subdivision of a part of the Lucy H. Lindsley Property, of record in Book 161, Page 158, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the westerly side of Pennock Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to James Earl McKinney and wife, Allie Mai McKinney, by deed from William L. Warren and wife, Sarah Alice Warren, of record in Book 1580, Page 553, Register's Office for Davidson County, Tennessee. Allie Mai McKinney predeceased James Earl McKinney and he acquired the entire fee as the surviving tenant by the entirety. James Earl McKinney died testate, and a copy of his Last Will and Testament being of record in Will Book 208, Page 245, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property located at 1118 Pennock Avenue, Nashville, Tennessee 37207.

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), his heirs and assigns, forever; and I do covenant with the said Grantee(s) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 10th day of March, 1997.

BOOK 10377 PG 295

Linda M. Hickerson

LINDA M. HICKERSON, Executrix of the Estate of James Earl McKinney, Deceased

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA M. HICKERSON, Executrix of the Estate of James Earl McKinney, deceased,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who knowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 10th day of March, 1997.

James W. Stinnett, Jr.
Notary Public

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-9-2000

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Billy W. Brown
Affiant

Sworn to and subscribed before me, this 10th day of March, 1997.

James W. Stinnett, Jr.
Notary Public

JAMES W. STINNETT, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

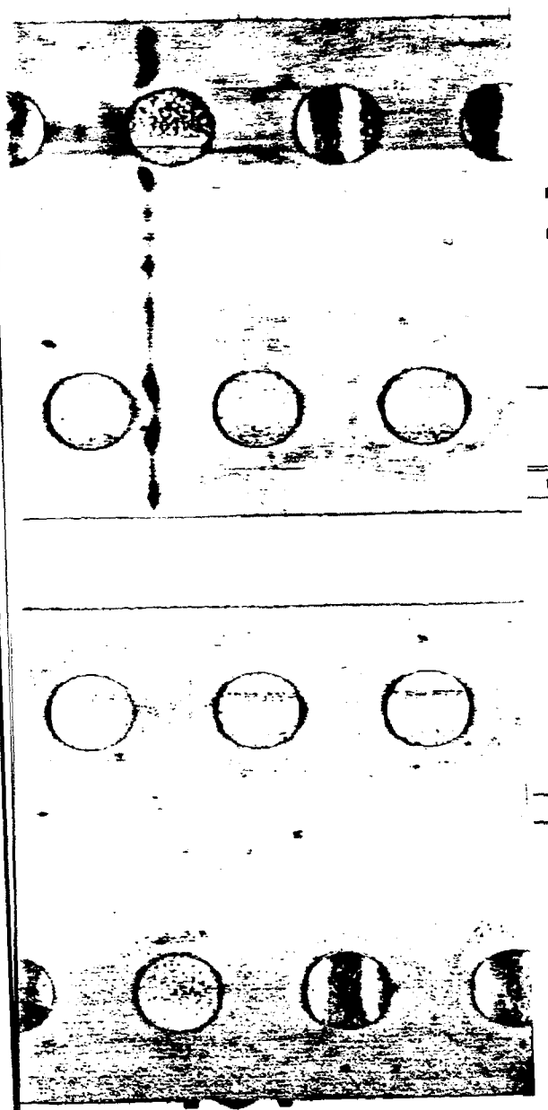
My Commission Expires: 4-9-2000

0281792
IDENTIF. & REFERENCE

97 MAR 12 AM 8:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5777 03/12 0101 03CHECK 112-60

jb:3644Deed.dee



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

RECEIVED OF _____

FOR _____

BOOK 10377 PG 296

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	28000.00
			CON TX	103.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	112.60
			CHECK	112.60
03/12/97	01	08:57	0001	5777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0281792

97 MAR 12 AM 8:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1126138