WARRANTY DEED

Saturn & Mazer
File Box "7"
(35519)

BOOK 10469 PG 255

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 54,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet F. Brown (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	91-6-340
5505 Louisiana Avenue (ADDRESS)	201 4th Avenue North (ADDRESS)	12W-19260
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Vernon R. Hunter and wife, Nancy K. Hunter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet F. Brown and Terrance L. Brown, Both Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 1408 and Lot No. 1410 on Block No. 22, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for said County. Said Lot No. 1408 fronts 25 feet and Lot No. 1410 fronts 25 feet, together front 50 feet, more or less, on the southerly side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Vernon R. Hunter and wife, Wanda F. Hunter by deed from Gary S. Rubenstein, Trustee of record in Book 5832, Page 762, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

The said Wanda F. Hunter has since died.

Nancy K. Hunter, wife of Vernon R. Hunter, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

unimproved ( )
This is improved (X) property, known as 5505 Louisiana Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 19th day of May, 19 97

Vernon R. Hunter

Nancy K. Hunter

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon R. Hunter and wife, Nancy K. Hunter

the bargainor S, 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 and official seal at Nashville Tennessee, this 19th day of May, 19 97

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0309279

IDENTIF. & REFERENCE

97 MAY 28 PM 1:50

PELIA B. HUTCHISON REGISTER
DAVIDSON COUNTY, TN.

5089 05/28 0101 03CHECK 211.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE. TENNESSEE

RECEIVED OF _____

FOR _____

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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 54750.00
CON TX 202.58
PRFEE 1.00
WDEED 8.00
TOTAL 211.58
CHECK 211.58

05/28/97 01 13:54 0001 5889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03009279
IDENTIFICATION REFERENCE

97 MAY 28 PM 1:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]