54

WARRANTY DEED

BOOK 10548 PG 643

THIS INSTRUMENT WAS PREPARED BY

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

THIS INDENTURE, made and entered into as of the **14th** day of **July, 1997** by and between

~~JAMES A. REED and~~ **BEULAH H. REED,** ~~HUSBAND AND WIFE~~ ,

hereinafter referred to as Grantor, and

STEVE D. BROWN and CHERYLE S. BROWN, HUSBAND AND WIFE ,

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:

BEING LOT NO. 17 IN BURNS SUBDIVISION OF MAXEY ADDITION AS OF RECORD IN BOOK 161, PAGE 98, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 17 FRONTS 50 FEET ON THE EASTERLY SIDE OF PENNINGTON AVE., AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. REED AND WIFE, BUELAH H. REED, BY DEED FROM M. M. CUNNIFF AND WIFE, HATTIE B. CUNNIFF, OF RECORD IN BOOK 2997, PAGE 158, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. The said James A. Reed having since died, vesting the proeprty solely in Beulah H. Reed.

0672 07/30 0101 03CHECK 158.48

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, their 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.

0331942

IDENTIFICATION REFERENCE

97 JUL 30 PM 3:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

~~JAMES A. REED~~

Beulah H. Reed
BEULAH H. REED

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JAMES A. REED and BEULAH H. REED, 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 **14th** day of **July, 1997**.

EDWARD L. GRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3-25-1999

Notary Public

Commission Expiration: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $~~0~~ XXX, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. *40,400.00

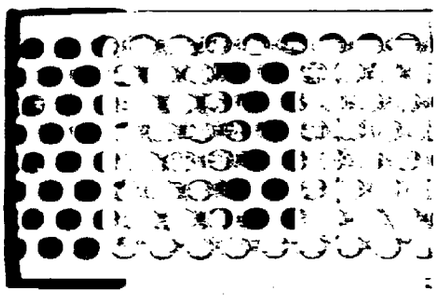
Affiant

Subscribed and sworn to before me this **14th** day of **July, 1997.**

Notary Public

Commission Expiration: 3-25-1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	STEVE D. BROWN CHERYLE S. BROWN 2627 PENNINGTON AVENUE NASHVILLE, TN 37206	2627 PENNINGTON AVENUE NASHVILLE, TN 37206 MAP PARCEL NUMBER 72-11-234



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

RECEIVED OF _____

FOR _____

BOOK 10548 PG 645

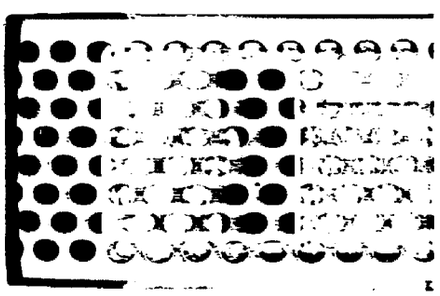
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 40400.00
				CON TX 149.48
				PRFEE 1.00
				WDEED 8.00
				TOTAL 158.48
				CHECK 158.48
			07/30/97 01	15:05 0001 0672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03194,2
IDENTIFICATION REFERENCE

97 JUL 30 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1180315