BOOK 10624 PG 377

WARRANTY DEED

Address New Owner as Follows:
Sidney L. Brown and wife, Anita G.
912 Tavistock Place
Antioch, TN 37013-1729

SEND TAX BILLS TO:
Julie A. O'Guin
P.O. Box 148148
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$99,500.00

MAP AND PARCEL
Map 149-2A
Parcel 66

Julie Ann O'Guin
Affiant

Subscribed and sworn to before me, this the 26th day of September, 1997.

Donald R. Gunst
Notary Public

My Commission Expires:
SEPTEMBER 29, 2001

0353146
IDENTIF. ↑ REFERENCE

97 SEP 29 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Sidney L. Brown and wife, Anita G. Brown**, (the "Grantees" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Julie Ann O'Guin and LaDonna Meuchel** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Sidney L. Brown and wife, Anita G. Brown**, their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 96 on the Plan of Piccadilly Square, Phase 1, as of record in Book 5200, Page 720, 721 & 722, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

SAID lot fronts a total of 83.66 feet on the South side of Tavistock Place and goes back between lines 100.57 feet on the East 121.50 feet on the West to a broken line in the rear measuring a total of 70.85 feet thereon.

BEING the same property conveyed to Julie Ann O'Guin and LaDonna Meuchel by Warranty Deed of record in Book 10531, Page 222, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We, the Grantors covenant with the said Grantees, that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the Grantors, do further covenant and bind ourselves, our successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF We have hereunto set our hands on this the 26th day of September, 1997.

Julie Ann O'Guin

LaDonna Meuchel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named Julie Ann O'Guin and LaDonna Meuchel, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of September, 1997.

NOTARY PUBLIC

My Commission Expires: September 29, 2001

3586 09/29 0101 03CHECK 377-15

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10624 PG 379

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 99500.00
				CON TX 368.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 377.15
				CHECK 377.15
09/29/97	01			11:24 0001 3586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0353146
IDENTIF. # REFERENCE

97 SEP 29 AM 11:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1202955