File in Box No. 19 B

# WARRANTY DEED

STATE OF TENNESSEE #97-10-32-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL D. SHMERLING & Co., LLC (NAME) | "NEW OWNER" (NAME) | MAP 117-16 |
| 1900 Church St., Ste. 400 (ADDRESS) | (ADDRESS) | PARCEL 014 |
| Nashville, TN 37203 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | FB #16DA-22965 |

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, SARA DURHAM BROWN, A WIDOW, NOW UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHMERLING & CO., L.L.C.

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. 66 on the Plan of Green Hills Subdivision, Section 1, as of record in Book 547, Page 128, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Allen Carter Brown and wife, Sara Durham Brown, by Deed from J. Mitchell North, William C. North, Marian Lucille North Oldham and Howard D. North, of record in Book 3503, Page 509, Register's Office for Davidson County, Tennessee. The said Allen Carter Brown having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Allen Carter Brown, Jr., and Jerry Wyatt Brown, joins in this conveyance for the purpose of releasing any and all rights they may have in and to the above described property, as Co-Trustees and/or Co-Executors.

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 1605 North Observatory Drive, Nashville, TN 37215
(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 15th day of October 1997

SARA DURHAM BROWN

By: Allen Carter Brown
Allen Carter Brown, Jr., Attorney-in-fact

JERRY WYATT BROWN

ALLEN CARTER BROWN, JR.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

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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

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THIS instrument is being executed in behalf of Sara Durham Brown pursuant to a Power of Attorney executed by same on the 14th day of October, 1997, and being filed for record simultaneously herewith.

STATE OF TENNESSEE ) COUNTY OF DAVIDSON )

On this 15th day of October, 1997, before me personally appeared ALLEN CARTER BROWN, JR., to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SARA DURHAM BROWN, and acknowledged that he executed the same as the free act and deed of the said SARA DURHAM BROWN.

My Commission Expires: July 24, 1999

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE ) COUNTY OF DAVIDSON )

On this 15th day of October, 1997, before me personally appeared ALLEN CARTER BROWN, JR., AND JERRY WYATT BROWN, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who extecuted the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed. Witness my hand and official seal.

My Commission Expires: July 24, 1999

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN



1124 10/17 0101 03CHECK 823.00

97 OCT 17 PM 12:47

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

036011

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

RECEIVED OF _____

FOR _____

BOOK 10649 PG 714

| | | |
|---|---|---|
| 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 220000.00
CON TX 814.00
PRFEE 1.00
MDEED 8.00
TOTAL 823.00
CHECK 823.00
10/17/97 01 12:51 0001 1124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03601711
IDENTIF. REFERENCE

97 OCT 17 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1210415