BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

BOOK 10748 PAGE 856

# WARRANTY DEED

State of Tennessee )
County of Davidson )

The actual consideration of value, whichever is greater, for this transfer is $32,000.00.

Roger C. Brown
Affiant

Sworn to and subscribed before me this 5 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

98 JAN -7 AM 8:09
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
03875 14

ADDRESS - NEW OWNER
**Roger C. Brown**
821 Harpeth Hills Dr
Kingston Spgs, TN 37082

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 141
Part of Parcel 20

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown, devisees under the will of Sallie H. Brown, deceased**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Roger C. Brown**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

**SEE LEGAL DESCRIPTION ATTACHED**

This conveyance subject to:

25 foot public utility easement to Harpeth Valley Utility District.

Portions of this property may be subject to possible flooding in the future.

This is property known as Tract 13, the Sallie H. Brown Property, McCrory Lane, Nashville, TN 37221.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 my hand this 5 day of January, 1998.

Frances Brown Rogers
**FRANCES BROWN ROGERS**

Dorothy Brown Carver
**DOROTHY BROWN CARVER**

Philip L. Brown Jr.
**PHILIP L. BROWN**

Jane Brown Jones
**JANE BROWN JONES**

Roger C. Brown
**ROGER C. BROWN**

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, **Frances Brown Rogers, Dorothy Brown Rogers, Philip L. Brown, Jane Brown Jones, and Roger C. Brown**, the Bargainers, 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 this 5 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

BOOK 10748 PAGE 858

# LEGAL DESCRIPTION

TRACT THIRTEEN

Land lying in the 9th Civil District of Davidson County, Tennessee, being a portion of the Sally H. Brown property as described in Volume 4056, Page 674 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set in the east margin of McCrory Lane located North 27 degrees, 39 minutes, 14 seconds West 3597.92 feet from a P.K. nail at the centerline point of intersection of Russell Road with McCrory Lane, and continuing thence with the road North 30 degrees, 09 minutes, 30 seconds West 174.46 feet to an iron rod set, thence leaving the road North 29 degrees, 07 minutes, 38 seconds East 443.53 feet to an iron rod set, thence North 87 degrees, 10 minutes, 49 seconds East 609.98 feet to an iron rod set, thence South 67 degrees, 12 minutes, 37 seconds East 480.02 feet to an iron rod set at the top of the bluff, thence South 66 degrees, 47 minutes, 41 seconds East 105.74 feet to an iron rod set, thence South 66 degrees, 47 minutes, 41 seconds East 62.30 feet to a point in the Harpeth River, thence up the river South 3 degrees, 14 minutes, 01 seconds East 180.79 feet to a point, thence leaving the waters of the Harpeth River North 68 degrees, 54 minutes, 21 seconds West 74.12 feet to an iron rod set, thence North 68 degrees, 54 minutes, 21 seconds West 197.40 feet to an iron rod set at the top of the bluff, thence North 66 degrees, 05 minutes, 44 seconds West 336.96 feet to an iron rod set, thence South 87 degrees, 12 minutes, 40 seconds West 593.89 feet to an iron rod set, thence South 32 degrees, 33 minutes, 34 seconds West 155.70 feet to an iron rod set, thence South 26 degrees, 52 minutes, 24 seconds West 235.18 feet to the point of beginning, containing 6.582 acres more or less, and being designated as Tract Thirteen on a survey by Michael G. Abernathy, drawing no. 1402015N.

Being a part of the same property conveyed unto Sallie Hutton Brown by deed from Roger H. Hutton and W. D. Hutton, of record in Book 4056, page 674, Register's Office for Davidson County, Tennessee, the said Sallie Hutton Brown, a/k/a Sallie H. Brown having since died and devised said property to Frances Brown Rogers, Dorothy Brown Carver, Philip L. Brown, Jr., Jane Brown Jones and Roger C. Brown by will of record in Will Book 207, page 176, Probate Clerks's Office for Davidson County, Tennessee.

9186 01/07 0101 03CHECK 131.40

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RW 10748 PG 859

| | | |
|---|---|---|
| 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 | 32000.00 |
| CON TX | 118.40 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 131.40 |
| CHECK | 131.40 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0387514

IDENTIFICATION REFERENCE

98 JAN -7 AM 8:09

REGISTER
DAVIDSON CO. TN.

No.1239861