BOOK 10791 PG 399

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,618.00

Marvette Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February 19 98

ANITA LESLIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 5/25/2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marvette Brown (NAME) | Guaranty Trust Company (NAME) | MAP 50-6 |
| 3821 Northbrook Drive (ADDRESS) | 640 Broadmor Blvd., Suite 100 (ADDRESS) | PARCEL 81 |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Murfreesboro, TN 37129 (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, Buddy Dunn Contactors, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marvette Brown and Fred McClendon, Jr., 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:

BEING Lot No. 6, on the plan of Phase One Northbrook, of record in Plat Book 6900, Page 859, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING part of the same property conveyed to Buddy Dunn Contractors, L.L.P. by deed from Roy C. Flowers, of record in Book 9834, Page 221, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 10373, Page 339, Register's Office for said County.

0399800

IDENTIFICATION REFERENCE

98 FEB 11 PM 1:36

REGISTER DAVIDSON COUNTY, TN.

2418 02/11 0101 03CHECK 359.09

unimproved ( )
This is improved ( X ) property, known as 3821 Northbrook Drive, Nashville, TN 37207
(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 my hand this 4th day of February, 19 98

Buddy Dunn Contactors, L.P.
By: George Dunn
George Dunn, Partner

FILE BOX 45

BOOK 10791 PG 400

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

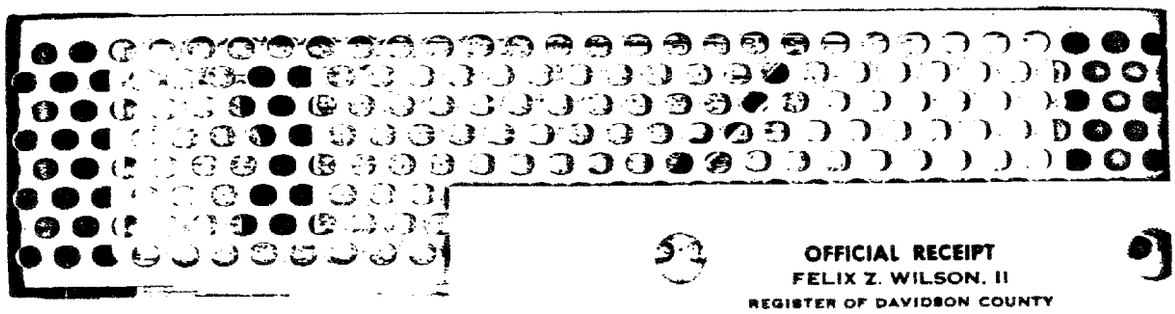
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared George Dunn and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Buddy Dunn Contactors, L.P. the within named bargainor, ~~a corporation~~, and that he as such Partner 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 George Dunn as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 4th day of February 1998.

My commission expires 5/25/2000

_____
Notary Public

NOTARY PUBLIC LARGE DAVIDSON COUNTY, TN



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

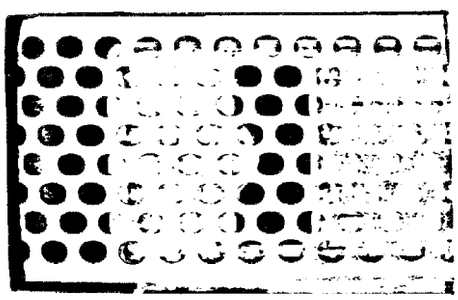
RECEIVED OF _____

FOR _____

BOOK 10791 PG 401

| | | |
|---|---|---|
| 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 94618.00
CON TX 350.09
PRFEE 1.00
WDEED 8.00
TOTAL 359.09
CHECK 359.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/11/98 01 13:37 0001 2418

0399808
IDENTIFICATION REFERENCE

98 FEB 11 PM 1:36
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1252946