PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 10793 PG 497

W & I Ref: (sk) Title No: 39579
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip A. Hester, Jr. Jennifer J. Havens 1022 Caldwell Lane Nashville, TN 37204	Premier Mortgage Corporation 5115 Maryland Way, Suite 208 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 118-13-252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 129,700.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G. William Brown and spouse, Patsy Marie Withers Brown,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip A. Hester, Jr. and Jennifer J. Havens, as Joint Tennants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5-B on the Plan of Zone Lot Division Lots 5 & 6 Resubdivision of Part of Lots 38 and 39 O.F. Noel's Plan of Lots called "Noelton", as of record in Book 5800, Page 378, amended in Book 6250, Page 186, Register's office for said County.

SAID Lot No. 5B fronts 32.40 feet on the northerly margin of Caldwell Lane and extends back 198.74 feet on the easterly line and 198.76 feet on the westerly line to a dead line in the rear, measuring 32.65 feet thereon.

BEING the same property conveyed to G. William Brown and Patsy Marie Withers, as Joint Tenants with Right of Survivorship by deed from Ivey H. Odle, now known as Ivey O. Elrod and spouse, Robert Elrod, Jr. of record in Book 9460, Page 500, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This conveyance is subject to a Road Maintenance Agreement of record in Book 6380, Page 828, said Register's Office.

This is improved property, known as: 1022 Caldwell Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. BOOK 10793 PG 498

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of February, 1998.

G. William Brown
G. William Brown

Patsy Marie Withers Brown
Patsy Marie Withers Brown

State of Tennessee
County of Davidson

On this 11th day of February, 1998, before me the undersigned authority, personally appeared **G. William Brown** and **Patsy Marie Withers Brown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 129700.00

Phillip A. Foster Jr.
Affiant

Sworn and subscribed before me on the 11th day of February, 1998.

My Commission Expires: CHRISTY WILLIAMS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

98 FEB 12 PM 3:41
REGISTER
DAVIDSON COUNTY TN

3071 02/12 0101 03CHECK

040040
IDENTIFICATION

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

RECEIVED OF _____

FOR _____

BOOK 10793 PG 499

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

~~128700.00~~

~~STATE TX 479.89~~

PRFEE 1.00

WDEED 8.00

TOTAL 488.89

CHECK 488.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400407
IDENTIF. # REFERENCE

98 FEB 12 PM 3:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

02/12/98 01 15:43 0001 3071

No.1253592