BOOK 10849 PG 272

Box 50-B 2a

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 301,000.00 Elizabeth B. McGowin Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 19 98 R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Notary Public MY COMMISSION EXPIRES: April 23, 2000

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth B. McGowin (NAME)	SAME (NAME)	MAP 104-10
2123 32nd Avenue South (ADDRESS)	(ADDRESS)	PARCEL 255
Nashville, Tennessee 37212-4042 (CITY) (STATE) (ZIP)	(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, Richard Lee Brown and wife, Rebecca Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth B. McGowin

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. 1-A Zone Lot Division being Lots 1 and 2 on the Plan of the First Revision of Westview as of record in Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Lee Brown, unmarried, by Quitcliam Deed from Terri Dorsey, unmarried, of record in Book 9253, page 796, said Register's Office.

98 MAR 23 AM 11:29
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
04 15370

unimproved ( )
This is improved (X) property, known as 2123 32nd Avenue South, Nashville, Tennessee 37212-4042
(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 19th day of March 19 98

Richard Lee Brown

Rebecca Brown

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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 Richard Lee Brown and wife, Rebecca Brown

the bargainor s, 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 at Nashville Tennessee, this 9th day of March, 19 98.

Commission expires Sept. 23, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

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

9222 03/23 0101 03CHECK 1122.70

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10849 PG 274

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
301000.00
CON TX 1113.70
PRFEE 1.00
WDEED 8.00
TOTAL 1122.70
CHECK 1122.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/98 01 11:28 0001 9222

98 MAR 23 AM 11:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

04 15370
IDENTIF. & REFERENCE

No. 1269560