10959 892

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36747)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBER
Douglas M. Brown (NAME)	Source One Mortgage Services (NAME)	142-2-106
117 Carriage Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	9D-5453
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3357 (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, Christopher A. Pierce and wife, Kathryn E. Pierce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas M. Brown and wife, Kristie S. Brown

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. 99 on the Plan of Cross Timbers, Section 3, of record in Plat Book 4175, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Christopher A. Pierce and wife, Kathryn E. Pierce by deed from Daniel B. Walker, Jr. and wife, Markeeta C. Walker of record in Book 8972, Page 238, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property known as 117 Carriage Drive, Nashville, TN 37221
(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 unincumbered, unless otherwise hereinset 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 27th day of May 19 98

Christopher A Pierce by Barry Owen attorney in fact
Christopher A. Pierce by Barry Owen as attorney in fact

Kathryn E Pierce by Barry Owen attorney in fact
Kathryn E. Pierce by Barry Owen as attorney in fact

Bk 10959 Pg 893

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 [redacted]

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 27th day of May, 19 98.

Commission expires _____

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

State of Tennessee
County of DAVIDSON

On this the 27TH day of MAY, 1998, before me personally appeared BARRY OWEN to me known to be the person who executed the foregoing instrument in behalf of CHRISTOPHER A. PIERCE & KATHRYN E. PIERCE as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said CHRISTOPHER A. PIERCE & KATHRYN E. PIERCE.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 27TH day of MAY, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

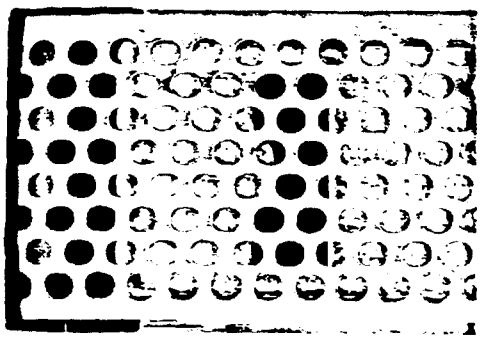
My Commission Expires:
11/28/98

Notary Public

0145514

98 JUN -3 PM 1:07

5416 06/03 0101 03CHECK 477.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 10959 894

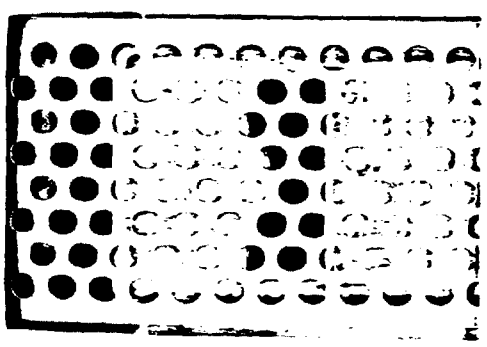
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
126500.00
CON TX 468.05
PRFEE 1.00
WDEED 8.00
TOTAL 477.05
CHECK 477.05

06/03/98 01 13:09 0001 5416

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445544
98 JUN -3 PM 1:07

No. 13[illegible]