File Box #24

BOOK 11003 PAGE 161

WARRANTY DEED

DIXIE SEAGRAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Brown, Jr. (NAME)	U.S. Trust Mortgage, Inc. (NAME)	MAP 61-10
4012A Edwards Avenue (ADDRESS)	210 25th Ave. No., Suite 747 (ADDRESS)	PARCEL 210
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	12DZ11761

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, Mary Edith McWhirter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO- William Brown, Jr. and wife, Linda 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:

BEING Lot 3, A Re-Subdivision of Lots 102 & 103, Maplewood Heights, as of record in Book 5190, Page 298, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to William A. McWhirter and wife, Mary E. McWhirter by deed from Tom L. Ward and wife, Mora Ward of record in Book 5259, Page 321, Register's Office, Davidson County, Tennessee. The said William A. McWhirter now being deceased.

Mary E. McWhirter and Mary Edith McWhirter is one in the same person.

Carl Richard McWhirter executed this instrument on behalf of Mary Edith McWhirter pursuant to a Power of Attorney of record in Book 10833, Page 239, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

This conveyance is subject to any and all easements, if any.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4259, Page 922, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4012A & 4012B Edwards Avenue, Nashville, TN 37216
(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 22nd day of June 19 98

Mary Edith McWhirter
By: Carl Richard McWhirter
Carl Richard McWhirter

STATE OF TENNESSEE
COUNTY OF

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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

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)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl Richard McWhirter as Attorney-in-Fact for Mary Edith McWhirter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of June, 1998.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

DIXIE SEAGRAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0458058
RECEIVED FOR REFERENCE
98 JUL -2 AM 9:10
ELIA S. HUGHES, REGISTER
DAVIDSON COUNTY, TN.
5848 07/02 0101 03CHECK 251.50

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

RECEIVED OF _____ BOOK 11003 PAGE 163

FOR _____

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	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	251.50
			CHECK	251.50
07/02/98	01	09:10	0001	8848

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458058 IDENTIF. ↑ REFERENCE

98 JUL -2 AM 9:10

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

No. 1314623