WARRANTY DEED

BOOK 11148 PAGE 162

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires March 24, 2001

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline F. Gross (NAME)	First Republic Mortgage (NAME)	Map 116-16
4026 Sneed Road (ADDRESS)	3212 West End Avenue (ADDRESS)	Parcel 110
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, H. Carey Brown , married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline F. Gross , 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:

Land in Davidson County, Tennessee, being Lot C on the Revision of Part of Wallace Subdivision, of record in Book 2083, page 4, and revised and corrected by an instrument of record in Book 2340, page 555, both in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Sneed Avenue at the corner of Lots E and C thence with the line between said lots, northeastwardly 66 feet to a point; thence; northwestwardly 150 feet to the west line of Lot 55 of Wallace Subdivision, Part 1, of record in Book 1424, page 16, said Register's Office; thence along the line of said lot, southerly 102.2 feet to the corner of Lot No. 32 of said Wallace Subdivision; thence with the line of the same, westwardly 209.8 feet the the east margin of Sneed Avenue; thence with the margin of the same, northwardly 104 feet to the point of beginning.

Being the same property conveyed to H. Carey Brown, by deed from Tyrrell Smith and wife, Jennifer Smith, of record in Book 5644, page 580, and by quit claim of record in Book 10452, page 1, Register' s Office of Davidson County, Tennessee.

This instrument executed on behalf of Joan D. Brown by H. Carey Brown pursuant to a Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 4026 Sneed Road, Nashville, TN 37215
(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 29th day of September 19 98

H. Carey Brown

Joan D. Brown by H. Carey Brown her Attorney-in-Fact

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named H. Carey Brown

the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of September, 19 98

Commission expires

Notary Public

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 24, 2001

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 WILLIAMSON

On this 29th day of September, 1998, before me personally appeared H. Carey Brown, to me known to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Joan D. Brown, and acknowledged that he executed the same as the free act and deed of the said Joan D. Brown.

MARY B. SIMMONS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 24, 2001

My Commission expries:

NOTARY PUBLIC

0497545
IDENTIF. & REFERENCE

98 OCT -7 PM 2:47
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

1055 10/07 0101 03CHECK 593.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11148 PAGE 164

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 157500.00
CON TX 582.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 593.75
CHECK 593.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 1055

0497545
IDENTIF. ↑ REFERENCE

98 OCT -7 PM 2:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356309