ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Perry C. Nance, et ux	NO MORTGAGE ESCROW	Map 92-6
(NAME)	(NAME)	
3007 Albion Street	SEND TAX BILLS TO:	Parcel 002
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37208	SAME	11W-03575
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

47

WARRANTY DEED

For and in consideration of the sum of Sixty Five Thousand ---------- And No/00 ---------- ($65,000.00) ---------- DOLLARS

we, John H. Brown, Jr. and wife, Lucy G. Brown, William H. Brown, Sr. and wife, Virlyn C. Brown, Quintard Brown, a single person, Geraldine B. Holt and husband, Luther Holt, Bernice B. Evans, a single person, and Jean E. Davidson, a single person,

BOOK 11155 PAGE 850

have bargained and sold, and by these presents do transfer and convey unto the said Perry C. Nance and wife, Quinta C. Nance,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Geo. I. Waddy's Subdivision of Blocks 16 and 26 of Midway, as of record in Book No. 421, page 55, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 50 feet on the southerly side of Eden Street, (now Albion Street), and runs back, between parallel lines, 140 feet to an alley.

Excepting therefrom the easterly 1.5 feet thereof as conveyed in the deed from John H. Brown, Sr., et al to Patsey Waddey Weakley of record in Book 5193, page 199, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Annie J. Brown by deed from Robert Victor Weakley and wife, Patsey Waddey Weakley, of record in Book 876, page 625, said Register's Office, the said Annie J. Brown having since died leaving the Grantors as her sole next of kin and heirs at law.

IDENTIF. & REFERENCE 0499751

98 OCT 14 PM 1:42 DAVIDSON COUNTY, TN. REGISTER

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (XX) property, known as 3007 (House Number) Albion Street (Street) Nashville, Tennessee (City or Town) 37208 (Zip Code) (P. O. Address)

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.

Whenever 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 hands this 14th day of September, 19 98.

JOHN H. BROWN, JR. | LUCY G. BROWN | WILLIAM H. BROWN, SR.

VIRLYN C. BROWN | QUINTARD BROWN | GERALDINE B. HOLT

BOOK 11155 PAGE 851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John H. Brown, Jr. and wife, Lucy G. Brown,

the bargainor S, with whom I am personally acquainted, 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 September, 19 98.

My commission expires 3-23-2002 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 65,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Quentin C Vance

Sworn to and subscribed before me this 9 day of Oct, 19 98.

My commission expires 11-27-99 Notary Public

This instrument was prepared by:
DAVID VINCENT, ATTORNEY, 906 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201
Name Address

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED
FROM JOHN H. BROWN, JR., et ux, et al
TO PERRY C. NANCE, et ux

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, WILLIAM H. BROWN, SR. and wife, VIRLYN C. BROWN, 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 purpose therein contained.

WITNESS my hand and official seal at Detroit, Michigan, this 1st day of September, 1998.

NOTARY PUBLIC

My Commission Expires:

STATE OF MICHIGAN)
)
COUNTY OF WAYNE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, QUINTARD BROWN, 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 purpose therein contained.

WITNESS my hand and official seal at Detroit, Michigan, this 1st day of September, 1998.

NOTARY PUBLIC

My Commission Expires:
MALAIKA S. BARNES
Notary Public, Wayne County, MI
ACTING IN Wayne CO.
My Commission Expires 09/30/2002

STATE OF ~~MICHIGAN~~ Georgia)
COUNTY OF ~~WAYNE~~ Fayette)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Geraldine B. Holt and husband, Luther Holt, 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 purpose therein containcd.

WITNESS my hand and official seal at ~~Detroit, Michigan~~ Georgia, this 5 day of September, 1998.

NOTARY PUBLIC

My Commission Expires:

March 11, 2001

STATE OF INDIANA)
)
COUNTY OF MARION)

TAMARA GRAY
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXP. APR. 5,2008

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, BERNICE B. EVANS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Indianapolis, Indiana, this 3 day of September, 1998.

Tamara Gray
NOTARY PUBLIC

My Commission Expires:

TAMARA GRAY
NOTARY PUBLIC STATE OF INDIANA
HAMILTON COUNTY
MY COMMISSION EXP. APR. 5,2008

TAMARA GRAY NOTARY PUBLIC STATE OF INDIANA

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, JEAN E. DAVIDSON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at La Puente, California, this 2nd day of August, 1998.

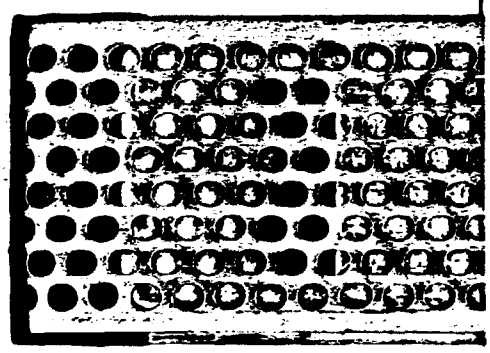
Charles Visitor
NOTARY PUBLIC

My Commission Expires:

6-15-99

CHARLES VISITOR
Commission # 1062056
Notary Public — California
Los Angeles County
My Comm. Expires Jun 15, 1999

3383 10/14 0101 03CHECK 259.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

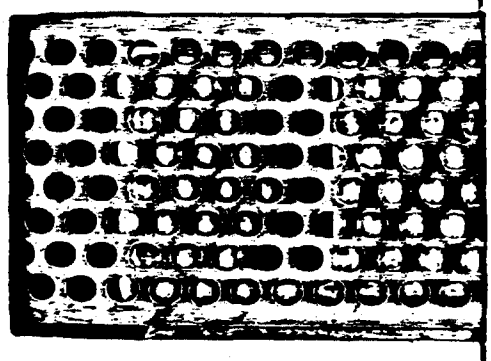
FOR _____

BOOK 11155 PAGE 854

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 16.00
				CFEE 2.00
				TOTAL 259.50
				CHECK 259.50
		10/14/98	01	13:43 0001 3383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499751
IDENTIF. ↑ REFERENCE

98 OCT 14 PM 1:42
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1358617