BOOK 11242 PAGE 901

mail

Prepared by:
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Attorney at Law
2016 Eighth Avenue South
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Affiant

Subscribed and sworn to before me, this 4th day of December, 1998.

Notary Public

My commission expires 3/24/01

Address of New Owner:	Send Tax Bills to:	Tax Information
James L. Brown and	Same	Map Parcel
Lisa B. Brown		94-1 361
926 Jackson Street		
Nashville, TN 37208		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Greer Investment Company, a Tennessee Corporation, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto James L. Brown, an unmarried person and Lisa B. Brown, an unmarried person, as Tenants in Common with a right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

144 12/08 0101 05CHECK 144.20

Being Lot No. 156 on the Plan of Shelby Village NO. II of record in Book 1835 page 48 Register's Office for Davidson County to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Greer Investment Company by deed from H. Lynn Greer, Jr. and wife, Grace Ann Greer of record in Book 8426, page 14 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Shelby Village No. Two of record in Book 1835 page 48, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1433 Electric Avenue, Nashville, Davidson County, Tennessee 37206.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

98 DEC -8 PM 3:12
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

0522415
IDENTIF. ↑ REFERENCE

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 2nd day of December, 1998

GREER INVESTMENT COMPANY

BY:

H. LYNN GREER, JR., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared H. Lynn Greer, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon oath acknowledged himself to be the President of Greer Investment Company, the within bargainor, a corporation, and that H. Lynn Greer, Jr. as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1998.

Notary Public

My Commission expires: 3/24/01

OFFICIAL RECEIPT

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

BOOK 11242 PAGE 903

RECEIVED OF _____

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	36000.00
CON TX	133.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	144.20
CHECK	144.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/08/98 01 15:05:0001 7448

052415
IDENTIF. & REFERENCE

98 DEC -8 PM 3:12
REGISTER
DAVIDSON COUNTY, TN.

No. 1382435