Realty Mtg 48 A

WARRANTY DEED

BOOK 11251 PAGE 934

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

X [signature] Chad B
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December 19 98

[signature]
Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

MICHAEL T. BATTS NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandi Colleen Brown (NAME)	New owner (NAME)	104-16-0 202.00
2405 Oakland Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(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, Stephen Mark Dubose, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandi Colleen Brown and Brennan Chad Brown, as joint tenants, with full rights of survivorship

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, TN, being the northerly half of Lot No. 167 on the Plan of Belmont Land Co.'s Plan of Lots called Belmont Heights, of record in Book 421, Page 34, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said half of Lot 167 fronts 50' along the westerly side of Oakland Avenue and extends back 175' along the northerly and southerly side lines to a rear line measuring 50' thereon.

Being the same property conveyed to Stephen Mark Dubose and wife, Lisa Wylie Dubose by deed from James Glenn Dugger, Jr., unmarried of record in Book 8753, Page 48, being further conveyed to Stephen Mark Dubose by quitclaim deed from Lisa Wylie Dubose of record in Book 8955, Page 309, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

0525134

98 DEC 14 PM 2:56
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ← REFERENCE

This is improved (X) unimproved ( ) property, known as 2405 Oakland Avenue, Nashville, TN 37212
(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 10th day of December, 19 98

[signature]
Stephen Mark Dubose

BOOK 11251 PAGE 935

STATE OF ARIZONA
COUNTY OF MARICOPA

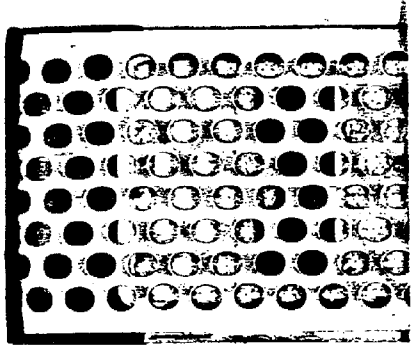
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen Mark Dubose, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained. Witness my hand and official seal at SCOTTSDALE, Arizona, this 9th day of December, 1998.

06-08-02
Commission expires

James T. Hogan
Notary Public

NOTARY PUBLIC
STATE OF ARIZONA
Maricopa County
JAMES T. HOGAN
My Appointment Expires 06/08/02

0398 12/14 0101 03CHECK 473.50



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

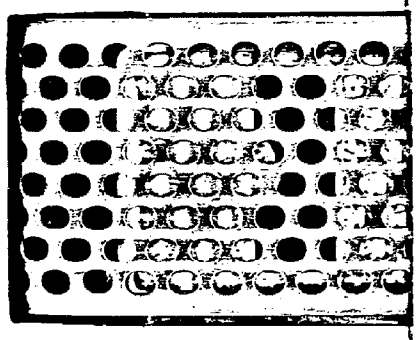
BOOK 11251 PAGE 936

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT

125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

12/14/98 01 14:58 0001 0398



052134
IDENTIF. # REFERENCE

98 DEC 14 PM 2:56
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399865