0527075

IDENTIF. & REFERENCE

Prepared by and after Recording Return To:
Title Enterprises, LLC.
214 Centerview Drive, Suite 247
Brentwood, TN 37027

98 DEC 18 AM 11:13

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Davidson** (hereinafter referred to as "Grantors") has this day bargained and sold and does hereby transfer and convey unto **Curtis P. Brewer and wife, Meredith J. Brewer** (hereinafter referred to as "Grantees"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

11259

SEE ATTACHED EXHIBIT "A"

225

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 16th day of Dec., 1998.

David L. Davidson as attorney in fact by J. M. Davidson

2484 12/18 0101 03CHECK 218.50

David L. Davidson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **David L. Davidson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 16th day of December, 1998.

Melody R. Wilson
Notary Public

My Commission Expires: _____

MELODY R. WILSON
NOTARY PUBLIC AT LARGE
Commission exp. 8-19-2001
RUTHERFORD COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $55,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of December, 1998.

Notary Public

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE 8-19-2001 RUTHERFORD COUNTY TENNESSEE

MAP AND PARCEL NUMBERS: Map 135 Group 05 Parcel 84.00

ADDRESS NEW OWNER:
Curtis & Meredith Brewer
356 Lady Bird Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Franklin American Mortgage Co.
501 CORPORATE CENTRE DR., Suite 400
Franklin, TN 37067

1259
1154
226

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2B of Town Park Estates Lot 2 of record in Plat Book 5800, page 212 as amended in Book 6200, page 14, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David L. Davidson from Jack Kemp, Secretary of Housing and Urban Development by Deed dated December 10, 1992 and recorded December 11, 1992 in Book 8811, page 974, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

228

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

11259

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	218.50
CHECK	218.50

12/18/98 01 11:14 0001 2484

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REGISTER'S OFFICE
DAVIDSON CO., TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401929