Mail

This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

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NEW OWNER:
Robert A. Scarbrough
1616 Crockett Hill Blvd
Brentwood TN. 37027

SEND TAX BILL TO:
Same

MAP & PARCEL:
147-03-B-0-048-00CO

WARRANTY DEED

For and in 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, **HAZE L S. BROWN, an unmarried person**, Grantor, has bargained and sold and by these presents does transfer and convey unto **ROBERT A. SCARBROUGH, a married person**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Certain real estate in Davidson County, Tennessee, as follows:

Unit No. E-13, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, page 502, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master deed for a more complete identification and description of such unit.

Being the same property conveyed to Hazel S. Brown, an unmarried person, by deed from Freeman Webb Developers, Inc., a Tennessee Corporation, by deed of record in Book 6598, page 714, Register's Office of Davidson County, Tennessee.

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, his heirs and assigns, forever;

AND GRANTOR does covenant with the said Grantee that she is 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;

1. 1999 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer.

2. Master Deed of record in Book 6594, page 502, and in Book 7044, page 209, RODC, TN.

3. Subject to notes on Plan of record.

4. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTOR DOES FURTHER covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This property is known as 370 Wallace Rd., #E-13, Nashville, TN 37211

WITNESS OUR HANDS this 21st day of January, 1999, in Franklin, Tennessee.

Hazel S. Brown
HAZEL S. BROWN

8011.9800/tj/ch
ch/scarbrough.war

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **HAZEL S. BROWN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

Witness my hand and seal this 21st day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 1/30/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

Sworn to and subscribed before me this 21st day of January, 1999.

NOTARY PUBLIC

My commission expires: 1/30/2001

8011.9800/tj/ch
ch/scarbrough.war

05539792

IDENTIF. & REFERENCE

2

99 JAN 22 AM 10:25

REGISTER
DAVIDSON COUNTY, TN.

5982 01/22 0101 03CHECK 122.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0539792
IDENTIFICATION/REFERENCE

99 JAN 22 AM 10:25

BILL CARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDFEE	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

01/22/99 01 10:24 0001 5582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415403