WARRANTY DEED

BOOK 11369 PG. 167

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

James W. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF February 19 99

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 23, 2002

DEANIE L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE (SEAL) My Comm. Expires MAR. 23, 2002

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Brown	Same as New Owner	Map 22
(NAME) 5262 Whites Creek Pike	(NAME)	Parcel 144
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(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, Shirley A. Redmond, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Brown

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:

SEE ATTACHED EXHIBIT A

FOR PHOTOGRAPHIC RECORDING
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

99 MAR -4 PM 3:50
REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

FOR REGISTER'S USE ONLY

05567267

THIS CONVEYANCE INCLUDES ALL GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO A 1992 Oakwood Mobile Home, VIN # HONC38014CK3302178, Title No. 45632002

3952 03/04 0101 03CHECK 181.50

unimproved ( )
This is improved (X) property, known as 5262 Whites Creek Pike, Whites Creek, TN 37189
(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 26th day of February 19 99

Shirley A. Redmond
Shirley A. Redmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Shirley A. Redmond

the bargainor , 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 purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 26th day of February, 1999.

Commission expires March 23, 2002

DANIEL L. GREGORY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
COUNTY OF

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

My commission expires

Notary Public

Land in Davidson County, Tennessee, being Tract No. 3 on a survey of Ralph Lambert & Son, Surveyors, dated January 19, 1974, described as follows:

Said tract No. 3 is described as beginning at an iron pin in the westerly margin of U.S. Highway 431 (Whites Creek Pike); thence along the said margin of said Highway, South 52 deg. 36' East 214.7 feet to an iron pin; thence continuing along the margin of said Highway around a curve having a radius equal to 1,434.7 feet, 298.4 feet to an iron pin; thence continuing along said margin South 40 deg. 31' East 63 feet to an iron pin; thence continuing along said said margin South 40 deg. 41' East 30.1 feet to an iron pin; thence leaving the margin of said Highway, South 89 deg. 56' West 868.3 feet to an iron pin; thence North 16 deg. 15' East 20.2 feet to an iron pin; thence North 49 deg. 30' West 260 feet to an iron pin; thence North 49 deg. East 188.76 feet to an iron pin; thence North 88 deg. East 124.7 feet to an iron pin, being the point of beginning and containing 4.18 acres, more or less.

Being the same property conveyed to Herbert H. Redmond and wife, Shirley A. Redmond by deed from Brian Anderson and wife, Donna Anderson of record in Book 7351, Page 373, Register's Office for Davidson County, Tennessee.
The said Herbert H. Redmond having since died.

THIS CONVEYANCE IS MADE SUBJECT TO SEWER AND/OR STORM DRAINAGE EASEMENT OF RECORD IN BOOK 7650, PAGE 622, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11369 PG. 170

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

0556726
IDENTIF. # REFERENCE

99 MAR -4 PM 3:50
REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	181.50
CHECK	181.50

03/04/99 01 15:48 0001 3952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433127