PREPARED BY:
Lender's Title & Escrow LLC
783 Old Hickory Boulevard, Suite 103 East
Brentwood, Tennessee 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **12th** day of **March, 1999** between **Linda M. Meador, an unmarried woman** , GRANTOR, and **John Edgar Brown,III and wife, Dovanna Brown, tenants by the entireties** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Brentwood,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 120 on the plan of Copperfield, of record in Plat Book 6900, pages 555 through 559, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

Being the same property conveyed to Linda M. Meador, an unmarried woman by deed of record in Deed Book 7941, Page 753, Davidson County Register's Office.

RECEIVED & RECORDED
99 MAR 24 AM 9:57
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

05649987

TO HAVE AND TO HOLD said land with the appurtenances, estate, title and interest thereto belonging to the Grantees, their (successors), heirs and assigns forever, and Grantor does further covenant that Grantor is lawfully seized and possessed of said real estate in fee simple, has good right to convey it, and that the same is unencumbered except for payment of real property taxes which have been prorated between the parties herein and paid or will be paid as agreed between the parties herein.

AND GRANTOR DOES FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate against the lawful claims of all persons, whomsoever.

Whenever 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 on the day and year first above written.

Linda M. Meador

Linda M. Meador
Signature of Seller

2716 03/24 0101 03CHECK 721.68

BOOK 11397 PG. 460

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, a Notary Public of said County and State, **Linda M. Meador, an unmarried woman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this **12th** day of **March, 1999.**

Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/17/2002

Name and Address of Property Owner:

John Edgar Brown,III and Dovanna Brown
97 Trotwood Mews
Brentwood, TN 37027

Property Address:

97 Trotwood Mews
Brentwood, TN 37027

Person Responsible for Taxes:

SAME

Map & Parcel 172-01-0-A-120

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$192,075.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public, this **12th** day of **March, 1999.**

Notary Public

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/17/2002

RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Boulevard, Suite 103 East
Brentwood, Tennessee 37027
99-1-058

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11397 PG. 461

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

MAMT
192075.00
ERR CO

MAMT
192075.00-
CAMT
192075.00
CON TX 710.68
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 721.68
CHECK 721.68

03/24/99 01 09:56 0001 2716

05649987
IDENTIF. & REFERENCE

99MAR 24 AM 9:57
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441802