This Instrument Prepared By:
D.W. McMACKIN
5200 MARYLAND WAY SUITE 105
BRENTWOOD, TN 37027

Map & Parcel: #147-8-66

Name/Address New Owner:
James Hensley
4914 Hopedale Drive, Nashville, TN 37211

BOOK 11399 PG. 326

Send Tax Statements To:
Same

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Imogene Fitts, Doris Rainey and Patrick Eugene Brown** , have bargained and sold and by these presents does transfer and convey unto **James Hensley** , their heirs and assigns forever, the following described property, to wit:

Being Lot No. 140 on the plan of Beverly Heights, Section III, as of record in Book 2330, page 45, said Register's Office.

Said Lot No. 140 fronts 120 feet on the east side of Hopedale Drive and runs back 104.2 feet on the north line and 129.7 feet on the south line to a dead line in the rear measuring 144.3 feet thereon.

Being the same property conveyed to Robert E. Brown and wife, Leona R. Brown, by deed from William Bryant Jennings and wife, Irene Baran Jennings, of record in Book 4202, page 340, said Register's Office. The said Leona R. Brown died May 6, 1997, and Robert E. Brown died June 26, 1998, survived by their three children, to-wit: Imogene Fitts, Doris Rainey and Patrick Eugene Brown.

This conveyance is subject to the 1999 County property taxes, which have been prorated, Grantees to pay.

Subject to restrictive covenants of record in Book 2444, page 53, said Register's Office and all matters as shown on the plan of record in Book 2330, page 45, said Register's Office.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the **15th** day of **March, 1999.**

Imogene B Fitts
Imogene Fitts

Doris Rainey
Doris Rainey

Patrick E Brown
Patrick Eugene Brown

0565463
IDENTIF. ↑ REFERENCE

99MAR 25 AM 9:52

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3210 03/25/99 0101 03CHECK 308.85

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Imogene Fitts and Doris Rainey and Patrick Eugene Brown, Heirs at Law of Robert E. Brown** , the within named bargainors, 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 **15th** day of **March, 1999.**

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

My Commission Expires
7-27-2002

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$80,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **15th** day of **March, 1999.**

D. W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires _____

My Commission Expires
7-27-2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11399 PG. 328

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

0565463

IDENTIF. & REFERENCE

99 MAR 25 AM 9:52

CAMT 80500.00
CON TX 297.85
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 308.85
CHECK 308.85

03/25/99 01 09:52 0001 3210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442291