BOOK 11423 PG. 595

B01

THIS INSTRUMENT PREPARED BY:

Lincoln Title & Escrow
5214 Maryland Way, Suite 305
Brentwood, Tennessee 37027

Map & Parcel 62-2A-26

9739 04/08 0101 03CHECK 362.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tracey D. Cason, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Brandon R. Brown and wife, Christi R. Brown, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot No. 1-B on the plan of River Trace Estates, Phase One, Section One, of record in Plat Book 6250, pages 995-997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Tracey D. Cason by deed of record in Book 9330, page 331, said Register's Office.

This is improved property, known as 2602 Paddle Wheel Drive, Nashville, Tennessee 37214.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

Troy D. Waller joins in this conveyance for the express purpose of conveying any and all marital interests he may now have or herafter acquire in the subject property.

WITNESS my hands this 29th day of March, 1999.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

TRACEY D. CASON

05711748
IDENTIFICATION REFERENCE
99 APR -8 PM 12:45
REGISTER
DAVIDSON COUNTY, TN

TROY D. WALLER

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracey D. Cason and Troy D. Waller, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of March, 1999.

NOTARY PUBLIC
My Commission Expires: 7/21/02

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer, is $95,000.00.

AFFIANT

Sworn to and subscribed before me this 29th day of March, 1999.

NOTARY PUBLIC
My Commission Expires: 7/21/02

MAIL DEED TO:

Mr. & Mrs. Brandon R. Brown
2602 Paddle Wheel Drive
Nashville, TN 37214

SEND TAXES NOTICES TO:

~~same~~

FT Mortgage Companies DBA
Sunbelt National Mortgage
2974 LBJ Freeway Suite 200
Dallas, TX 75234

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

BOOK 11423 PG. 597

0571748

IDENTIFICATION REFERENCE

99 APR -8 PM 12:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

04/08/99 01 12:47 0001 9739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448748