PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

BOOK 11440 PG. 923

WARRANTY DEED

THIS INDENTURE is made and entered into this **30th** day of **March, 1999** between **Seth E. Brown and wife, Gertrude W. Brown Charles K. Brown**, GRANTOR, and **Scott D. Gregson, an unmarried man** , 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 **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

BEING LOT NO. 7 on the Plan of Porter Heights, Section 6, of record in Plat Book 2330, page 161, 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 Seth E. Brown and wife, Gertrude W. Brown and Charles K. Brown by deed of record in Deed Book 10548, page 440, Register's Office for Davidson, Tennessee.

This is improved property known as: 1223 Harwood Drive, Nashville, TN 37206

Map & Parcel 083-04-0-116.00

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

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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.

Seth E. Brown
Seth E. Brown
Signature of Seller

Gertrude W. Brown
Gertrude W. Brown
Signature of Seller

Charles K. Brown
Charles K. Brown
Signature of Seller

5314 04/21 0101 03CHECK 345.11

BOOK 11440 PG. 924

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

PERSONALLY APPEARED BEFORE ME, a Notary Public of said County and State, **Seth E. Brown and wife, Gertrude W. Brown and Charles K. 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 they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this **30th** day of **March, 1999.**

Notary Public

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

My Commission Expires: 2/17/2002

Name and Address of Property Owner:

Scott D. Gregson

Nashville, TN 37206

Property Address:

1223 Harwood Drive
Nashville, TN 37206

Person Responsible for Taxes:

THDA %FIRSTSTAR BANK, NA
P.O. Box 2907
Milwaukee, WI 52301

Lot 7 Porter Heights, Section 6

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **$90,300.00** 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 **30th** day of **March, 1999.**

Notary Public

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

My Commission Expires: 2/17/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
99-1-078

RECORDERS MEMO
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11440 PG. 925

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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IDENTIFICATION REFERENCE

99 APR 21 PM 12:47

ALL TAXES PAID
DAVIDSON COUNTY, TN.

CAMT 90300.00
CON TX 334.11
PRFEE 1.00
MTEED 8.00
CFEE 2.00
TOTAL 345.11
CHECK 345.11

04/21/99 01 12:49 0001 5214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475164