BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $144,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 1999.

Notary Public

My Commission Expires:

Address New Owner As Follows:
Eric B. Milbrandt and wife,
Kristin F. Milbrandt
1233 Brenner Drive
Nashville, TN 37221

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 100100
Atlanta, GA 30348

Map-Parcel Number:
041-12-B 054.00

99 MAY 18 PM 3:57

BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05888460

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT MANSON BREWER, JR., AND JOHN CHRISTOPHER CROW**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ERIC B. MILBRANDT AND WIFE, KRISTIN F. MILBRANDT**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of South Hampton, Phase III, of record in Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert Manson Brewer, Jr., and John Christopher Crew by deed from Fox Ridge Company, a limited partnership, of record in Book 6413, page 927, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantors or their spouses.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

114265.1

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6120, page 450, as amended in Book 6231, page 63, Register's Office for Davidson County, Tennessee, and By-laws of record at Book 6355, page 517, Register's office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 5200, pages 689 and 690, Register's Office for said County.

This is improved property known as 1233 Brenner Drive, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 17th day of May, 1999.

Robert Manson Brewer Jr.
Robert Manson Brewer, Jr.

John Christopher Crow
John Christopher Crow

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Te20 05/18 0101 CHECK 547.80

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT MANSON BREWER, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 1999.

Notary Public

My Commission Expires: 11/27/99

114265.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN CHRISTOPHER CROW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of May, 1999.

Notary Public

My Commission Expires: 4/27/99

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11483 PG. 844

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

0588460

IDENTIF. ↑ REFERENCE

99 MAY 18 PM 3:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PAID

	144000.00
[illegible]	532.80
PRFEE	1.00
[illegible]	12.00
CFEE	2.00
TOTAL	547.80
[illegible]	547.80

[illegible] CK 1: [illegible] 0001 7620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462239