RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37996) FILE BOX "7"

BOOK 11550 PAGE 398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 1999

NOTARY PUBLIC

Notary Public AT LARGE

MY COMMISSION EXPIRES: 4/9/2002

PAUL SATURN NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katheryn E. Garretson 921 N. 14th Street Nashville, TN 37206	First Union Mortgage Corporation 1100 Corporate Center Dr/NC4777 Raleigh, NC 27607-5066	83-1-410 27W-3105

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NANCY S. BROWN AND HUSBAND, GORDON BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERYN E. GARRETSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Lot of land in the 27th Ward of the City of Nashville, formerly the 11th Civil District, described as follows:

BEGINNING on the west margin of Fourteenth Street, formerly Weakley Avenue, at the northeast corner of a lot conveyed by Merry A. Maney and wife, Gertrude Maney, to Mary Anne Bates, by deed of record in Book 587, page 227, Register's Office for said County, thence westerly with the northerly line of said Bates' line 222.0 feet to the easterly margin of a proposed alley; thence northerly with the same, 73.22 feet, more or less, to the southerly margin of another alley, being the first alley south of Grand Avenue; thence easterly with the southerly margin of said alley, 222.0 feet to the westerly margin of Fourteenth Street; thence southerly with the westerly margin of Fourteenth Street, 73.22 feet, more or less, to the beginning.

Being the same property conveyed to Nancy S. Brown and husband, Gordon Brown, by deed from Dennis W. Painter and wife, Patricia Ann Todd of record in Book 9505, Page 741, Register's Office for Davidson County,

Unimproved ( )
This is improved (X) property known as 921 N. 14TH STREET, NASHVILLE, TN 37206
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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever 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 our hand this 25TH day of June, 1999

NANCY S. BROWN

GORDON BROWN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy S. Brown and husband, Gordon Brown

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 Nashville, Tennessee, this 25th day of June 1999.

Commission Expires: 9/28/2002

Notary Public

PLAN L. SATUP
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

06058894

IDENTIF. & REFERENCE

99 JUN 30 PM 1:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6242 06/30 0101 03CHECK

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

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060589
IDENTIF. ← REFERENCE

99 JUN 30 PM 1:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	144900.00
CON TX	536.13
PRFEE	1.00
WDEED	8.00
→ CFEE	2.00
TOTAL	547.13
CHECK	547.13

06/30/99 01 13:20 0001 6242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484705