BOX 15

BOOK 11586 PG. 71

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 212,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22~~1st~~nd DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Ed Brown	~~Premier Bank~~ SAME	1MAP 171-3
(NAME)	(NAME)	
641 Old Hickory Blvd, #24		GROUP B
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027		PARCEL 49CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Stephen E. Crabtree and wife, Janet D. Crabtree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Ed Brown and wife, Becky S. Brown

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:

Land in Davidson County, Tennessee, being Unit No. 82 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen E. Crabtree and Janet D. Bratten as tenants in common, with the right of survivorship by deed from Radnor Homes, Inc. of record in Book 10590, Page 900, Register's Office for Davidson County, Tennessee. The said Stephen E. Crabtree and Janet D. Bratten having since married.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of Fredericksburg, of record in Plat Book 9700, page 236; Restrictive covenants contained in instrument of record in Book 7798, page 843; Declaration of Covenants, Conditions, and Restrictions Book 10126, Page 435, amended in Book 10224, Page 683; corrected in Book 10294, Page 850 and Book 10694, Page 851; By-Laws of record in Book 10126, page 489; as amended in Book 10275, Page 959 and Book 10694, Page 539;Charter of Fredericksburg Homeowner's Assoc. of record in Book 10126, Page 430; Agreement for Dedication of easement for sanitary sewers of record in Book 9607, Page 431; Book 7358, Page 643; Book 7993, Page 269;Permanent Easement to State of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd, #24, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 s this 21st day of July 19 99

Stephen E. Crabtree

Janet D. Crabtree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11586 PG. 72

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen E. Crabtree and wife, Janet D. Crabtree

the bargainor S, 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 21st day of July, 1999.

Commission expires 4/22/2001

Notary Public

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

WARRANTY DEED

FROM

Stephen E. Crabtree and wife, Janet D. Crabtree

TO

Jim Ed Brown and wife, Becky S. Brown

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 JUL 23 PM 2:31

06152295

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

06015295

BOOK 11586 PG. 73

93 JUN 23 10:23 AM

DRAFT

	112500.00
CON TX	754.25
PRFEE	1.00
MTGEED	3.00
CFEE	2.00
TOTAL	757.25
CHECK	757.25

01 14:39 0001 6390

LEGIBILITY OF WRITING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494679