Box 29

0639274

IDENTIF. ↑ REFERENCE

99 SEP 24 PM 1:55

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11674 PAGE 955

Seller: LATTA
Order No.: 838397/65860439

Data ID: 10225
Job No.: 6035

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Mr. & Mrs. Steven R. Brown
(Name)
6637 Autumnwood Drive
(Street Address or Route Number)
Nashville, TN 37221
(City) (State) (Zip)

SEND TAX BILL TO: MAP PARCEL NUMBERS

Fleet Mortgage Corporation
(Name)
1945 West Palmetto
(Street Address)
Florence, SC 29501
(City) (State) (Zip)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars and other good and valuable consideration paid to CONNIE S. LATTA, SINGLE PERSON (hereinafter referred to as Grantor, whether one or more) by STEVEN R. BROWN and wife, ABIGAIL M. BROWN (hereinafter referred to as Grantee, whether one or more), Grantor has this day bargained and sold, and does hereby transfer and convey unto the Grantee herein, his successors, heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

The above legal description includes memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TAX PARCEL NO.: 155-08-C-26

unimproved ( )
This is improved (XX) property, known as 6637 AUTUMNWOOD DRIVE (House Number) (Street) (P.O. Address)

NASHVILLE, TN 37221
(City or Town)

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in **fee simple**, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

Prepared in the Law Office of: James P. Lazar, P.C., 5949 Sherry Lane, Suite 111, Dallas, Texas 75225

[Continued]

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Seller: LATTA
Order No.: 838397 65860439

Data ID: 10225

Witness our hands this 19th day of May, 19 99, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Connie S Latta
CONNIE S. LATTA—Grantor

STATE OF Michigan }
}
COUNTY OF Oakland }

Personally appeared before me, Barbara K. Nathan, a Notary Public in and for said County and State, CONNIE S. LATTA, the within named bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oakland County, Michigan, this 19 day of May, 1999.

My Commission Expires: 6-7-2002

Barbara K Nathan
Notary Public

I hereby swear or affirm that the actual consideration for this transfer of property or interest in property is $ 158,200.00 which amount is equal to or greater than that which the property or interest would command at a fair or voluntary sale.

Connie S Latta
CONNIE S. LATTA—Grantor

STATE OF Michigan }
}
COUNTY OF Oakland }

SWORN TO AND SUBSCRIBED TO BEFORE ME this the 19 day of May, 19 99.

(Affix Seal)

My commission expires: 6-7-2002

Barbara K Nathan
Notary Public
BARBARA K NATHAN
Notary Public, Oakland County MI
My Commission Expires June 7, 2002

BARBARA K. NATHAN NOTARY PUBLIC

Seller: LATTA
Order No.: 838397/65860439

Data ID: 10225

EXHIBIT "A"

LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF POPLAR CREEK, PHASE II, OF RECORD IN BOOK 6900, PAGES 339 THROUGH 347, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM BENJAMIN SCOTT LAUX AND WIFE, RITA FRANCES LAUX TO CONNIE S. LATTA IN DEED DATED 12/15/94 AND RECORDED 12/16/94, IN BOOK 9548 PAGE 340, DAVIDSON COUNTY RECORDS.

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 11674 PAGE 535

0639274

IDENTIFICATION REFERENCE

99 SEP 24 PM 1:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	158200.00
CON TX	585.34
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	600.34
CHECK	600.34

09/24/99 01 13:58 0001 2093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520023