Instr:200001050001371 Page: 1 OF 3
REC'D FOR REC 01/05/2000 11:04:20AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $227.55

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Conoly Brown 441 Cape Dr. Nashville, Tn. 37209	Same as New Owner	Map 44-5 Parcels 106 & 107

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EDNA O. ESTES, DORIS A. SIMMONS, KATIE B. OWEN and BETTY O. McCLELLAN, each owning a one-fourth (1/4) undivided interest, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CONOLY BROWN a/k/a WILLIAM C. BROWN, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
Being a part of the realty conveyed to the Rayon City Development Company by the Nashville Industrial Corporation , as of record in Book 735, Page 51, R.O.D.C., Tennessee which lot hereinafter described is shown on the map of the subdivision of Rayon City Development Company of record in Plan Book No. 843, Page 13, R.O.D.C., Tennessee, Being Lot No. 101, fronting 50 feet on the Southerly side of Lindbergh Drive and running back between parallel lines 150 feet to a dead line, measuring 50 feet at the rear. (Lindbergh Drive is now Rayon Drive)

TRACT 2:
Being a part of the realty conveyed to Rayon City Development Company by the Nashville Industrial Corporation, as of record in Book 735, Page 51, R.O.D.C., Tennessee which lot hereinafter described is shown on the map of the subdivision of Rayon City Development Company of record in Plan Book No. 843, Page 13, R.O.D.C., Tennessee, Being Lot No. 102 fronting 50 feet on the Southerly side of Lindbergh Drive and running back between parallel lines 150 feet to a dead line, measuring 50 feet at the rear. (Lindbergh Drive is now Rayon Drive)

BEING the same property conveyed to J. B. Owen and wife Livy Lorene Owen a/k/a Livy L. Owen by deeds from Rayon City Development Company of record in Book 1026 Page 426 and Book 2037 Page 366, Register's Office for Davidson County, TN. The said Livy Lorene Owen died on September 8, 1957, at which time ownership and title to the said property became vested in J. B. Owen. J. B. Owen thereafter married Katie B. Owen in January 1967. J. B. Owen died on June 22, 1994, leaving a holographic will dated September 8, 1984, which devised the said real property as follows: one fourth to his widow, Katie B. Owen; one fourth to his daughter, Doris A. Simmons; one fourth to his daughter Betty O. McClellan; and one fourth to his daughter, Edna O. Estes. The said Will was not admitted to probate, nor has there been any administration of the estate of J. B. Owen; however, J. B. Owen was survived by his widow Katie B. Owen, (who agrees that she will not dissent from the said will and further agrees that she forfeits all of her marital rights at law, including the right to an elective share and year's support, thereby agreeing to accept a one fourth share of the net proceeds from the sale of the property), and his three children, Doris A. Simmons, Betty O. McClellan and Edna O. Estes, being all of the children born to or adopted by J. B. Owen during his lifetime and his only heirs at law. All debts and obligations owing by J. B. Owen and/or Livy Lorene Owen during their respective lifetimes or by reason of their respective deaths have been fully paid and satisfied.

The mailing address for the said real property is 342 Rayon Drive, Old Hickory, TN., 37138.

The property description, as set forth above, is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the plan of record in Book 843, page 13, said Register's Office.

3. Subject to easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County of record in Book 9312, page 893, said Register's Office.

4. Subject to Item D of the Restrictive Covenants contained in the deeds of record in Book 2037, page 366 and Book 1026, page 426, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Edna O Estes
EDNA O. ESTES

Doris A Simmons
By: Edna O Estes ATTY-in-Fact
DORIS A. SIMMONS
By: EDNA O. ESTES, Attorney In Fact

Katie B Owen
By: Edna O Estes ATTY-in-Fact
KATIE B. OWEN
By: EDNA O. ESTES, Attorney In Fact

Betty O McClellan
By: Edna O Estes ATTY-in-Fact
BETTY O. McCLELLAN
By: EDNA O. ESTES, Attorney In Fact

"GRANTEE"

Conoly Brown
CONOLY BROWN
A/K/A WILLIAM C. BROWN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 4th day of January, 2000, before me, personally appeared EDNA O. ESTES, to me known to be the person who executed the foregoing instrument on behalf of DORIS A. SIMMONS, KATIE B. OWEN and BETTY O. McCLELLAN, and acknowledged that she executed the same as the free act and deed of the said DORIS A. SIMMONS, KATIE B. OWEN and BETTY O. McCLELLAN.

WITNESS my hand and official seal this the 4th day of January, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDNA O. ESTES, and CONOLY BROWN a/k/a WILLIAM C. BROWN, 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 the 4th day of January, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $61,500.00.

Edna O Estes
Affiant

Sworn to and subscribed before me, this the 4th day of January, 2000.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001