PREPARED BY (AND RETURN TO):

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Instr:200001100002869 Page: 1 OF 2
REC'D FOR REC 01/10/2000 9:10:20AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1039.07

W & I Ref: (sk) Title No: 41414 BW
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wendell D. Brown Christy L. Brown 2701 Tyne Blvd. Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 130-15-28

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 280,828.71,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia H. Slaughter, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wendell D. Brown and spouse, Christy L. Brown,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Harpeth Valley Estates, Section I of record in Book 1835, Page 86, Register's Office for said County.

SAID Lot No. 13 fronts 135 feet on the southerly margin of Tyne Boulevard and extends back 406.13 feet on the northwesterly lines and 400.42 feet on the southeasterly line to a dead line in the rear, measuring 135.08 feet thereon.

BEING the same property conveyed to Richard E. Slaughter and son, Richard M. Slaughter or the survivor of them, by Quitclaim Deed from Richard E. Slaughter of record in Book 7876, Page 665, and re-recorded in Book 7922, Page 665 Register's Office for Davidson County, Tennessee. The said Richard M. Slaughter has since died. By Quitclaim Deed of record in Instrument number 199912200304980, the said Richard E. Slaughter conveyed his interest in subject property to Richard E. Slaughter and Patricia H. Slaughter, as joint tenants, with the express right of survivorship.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 86, said Register's Office, which Plan shows a 75 foot minimum building setback line from Tyne Blvd. and 10 foot foot easement for public utility purposes along the rear line(s); 20 foot permanent easement for sanitary sewers and/or storm drainage across the rear portion of said lot. Together with a 10 foot temporary construction easement south of and adjacent thereto, granted to the Metro Government of Nashville and Davidson County.

This is improved property, known as: 2701 Tyne Blvd., Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of December, 1999.

Patricia H. Slaughter

Patricia H. Slaughter

State of Tennessee
County of Davidson

On this 31st day of December, 1999, before me the undersigned authority, personally appeared **Patricia H. Slaughter**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/28/2000

Notary Public



State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280,828.71

Affiant

Sworn and subscribed before me on the 31st day of December, 1999.

Notary Public

My Commission Expires: 5/28/2000

