~~File Box 24~~

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Stephanie C. Brown
1617 Lillian Street
Nashville, Tennessee 37206

Instr:20000801007569 Page: 1 OF 2
REC'D FOR REC 08/01/2000 9:54:38AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $262.70

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3212 West End Avenue, Suite 500
Nashville, TN 37203

MAP AND PARCEL:
MAP 83-14
PARCEL 191
23W-04035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joseph E. Warner and mother, Imogene M. Warner, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephanie C. Brown, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 316, on the Plan of Edgefield Land Company's Second Subdivision, of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph E. Warner, Stephen E. Warner and Imogene M. Warner, by deed from Esther S. Weaver, a widow of record in Book 8807, Page 831, Register's Office for Davidson County, Tennessee. The said Stephen E. Warner having since died.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in said Register's Office.

Taxes for 2000 have been pro-rated and assumed by Grantee.

This is improved property known as 1617 Lillian 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 Stephanie C. Brown, her heirs and assigns, forever; and we, Joseph E. Warner and mother, Imogene M. Warner 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 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of July, 2000.

Joseph E. Warner

Joseph E. Warner

Imogene M. Warner

Imogene M. Warner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph E. Warner and Imogene M. Warner, unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of July, 2000.

NOTARY PUBLIC

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 10-25-03

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 71,000.00.

Stephanie C. Brown

AFFIANT

Subscribed and sworn to before me this 7th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 10--

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.