File Box 8

Davidson County DEEDWARR
Recvd: 07/19/01 09:39 3pgs
Fees:18.00 Taxes:1054.50

20010719-0076469

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $285,000.00.

Affiant

Sworn to and subscribed before me on this the 16th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: _____

CHRISTY WILKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

MORTGAGEE:

SunTrust Mortgage Corp.

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Parke Nelson Brown	SunTrust Mortgage Corp.	145-9-50
2852 East Ashland		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **R. PRICE NIMMO and NILES S. NIMMO, Individually and as Co-Executors of the Estate of Elizabeth Barbara Price Nimmo and BRUCE D. NIMMO, NIKI N. NIMMO, KEVIN L. NIMMO and MIMI R. BERNARD, heirs at law of the said Elizabeth Barbara Price Nimmo, Deceased**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **PARKE NELSON BROWN and wife, RHONDA BLADES BROWN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LYING in Davidson County, Tn, being Lot No. 101 on the Plan of Tyne Valley Estates, Section V as of record in Book 3600, Page 54, Registers' Office for said County. Said Lot No. 101 fronts 261 feet on the Southerly side of Ashland Drive and extends back 173.2 feet on the Westerly line and 266.16 feet on the Easterly line to a dead line in the rear on which it measures 255.5 feet.

BEING the same property conveyed to ELIZABETH P. NIMMO by Deed dated December 12, 1977 from HARRY W. MADDOX and wife, VIVIAN H. MADDOX of record in Book 5232, Page 531, said Register's Office.

This is (improved/unimproved) property known as 2852 East Ashland Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 (my/our) hand(s) this the 14th day of July, 2001, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

R. PRICE NIMMO
Individually and as Co-Executor
of the Estate of Elizabeth Barbara Price
Nimmo

NILES S. NIMMO
Individually and as Co-Executor
Of the Estate of Elizabeth Barbara
Price Nimmo

BRUCE D. NIMMO

NIKI N. NIMMO

KEVIN L. NIMMO

MIMI R. BERNARD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, R. PRICE NIMMO, NILES S. NIMMO, BRUCE D. NIMMO, NIKI N. NIMMO, KEVIN L. NIMMO and MIMI R. BERNARD, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of July, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/02

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, R. PRICE NIMMO, NILES S. NIMMO, BRUCE D. NIMMO, Executors of the Estate of Elizabeth Barbara Price Nimmo, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of July, 2001.



NOTARY PUBLIC

My Commission Expires: 9/28/02