THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOX 50-A
PREPARED BY
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,359.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol J. Elam (NAME)	Premier Bank of Brentwood (NAME)	116-16-119
4126 Sneed Road (ADDRESS)	5217 Maryland Way (ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joan D. Brown Residuary Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carol J. Elam

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 40 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Joan D. Brown by Quitclaim Deed from Hubert C. Brown aka H. Carey Brown, of record in Book 10451, page 997, Register's Office for Davidson County, Tennessee. The said Joan D. Brown having since died.

Davidson County DEEDWARR
Recvd: 04/01/02 14:22 2pgs
Fees:13.00 Taxes:811.60
20020401-0039230

unimproved ( )
This is improved (X) property, known as 4126 Sneed Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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 hand this 27th day of March, 2002

Joan D. Brown Residuary Trust
By: H. Carey Brown, Trustee

H. Carey Brown, Executor
H. Carey Brown
Executor of the the Estate of Joan D. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, H. Carey Brown, with whom I am personally acquainted, and who acknowledged himself to be the Trustee for the Joan D. Brown Residuary Trust and that he as such Trustee being authorized so to do, executed the for going instrument for the purposes therein contained by signing as Trustee of the Joan D. Brown Residuary Trust.

Witness my hand, at office, this 7th day of March, 2002.

Notary Public

My Commission Expires:
July 29, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, H. Carey Brown, with whom I am personally acquainted, and who acknowledged himself to be the Executor for the Estate of Joan D. Brown and that he as such Executor being authorized so to do, executed the for going instrument for the purposes therein contained by signing as Executor of the Estate of Joan D. Brown.

Witness my hand, at office, this 7th day of March, 2002.

Notary Public

My Commission Expires:
July 29, 2004