This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 6041 PAGE 958

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas H. Brown and Geraldine A. Brown (NAME)	First Tennessee Bank N. A. Memphis (NAME)	
6500 Radcliff Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	157-61
Nashville, TN 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- *Dollars,*

cash in hand paid by Thomas H. Brown and wife, Geraldine A. Brown, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

TEAL CONSTRUCTION CO., INC.

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas H. Brown and wife, Geraldine A. Brown, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee being Lot No. 61 on the Plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for said County.

Said Lot No. 61 begins at a point in the westerly margin of Edinburgh Drive, the common front corner of Lots Nos. 40 and 61 on said plan; thence along the line between said lots westwardly 201.75 feet to a concrete monument in the rear corner of said lot; thence southwardly 201.02 feet to a concrete monument in the northerly margin of Radcliff Drive; thence eastwardly along the northerly margin of Radcliff Drive, 179.46 feet along the northerly margin of Radcliff Drive to a concrete monument the beginning of a curve to the left; thence northeastwardly along said curve, 39.27 feet to a concrete monument in the westerly margin of Edinburgh Drive; thence northwardly along the westerly margin of Edinburgh Drive, 233.53 feet to the point of beginning.

The above described property was conveyed to Teal Construction Co., Inc., by deed from James E. Patterson, as of record in Book 5827, page 196, Register's Office for said County.

This conveyance is made subject to an owner's certificate, a 45-foot setback line from Edinburgh and Radcliff Drives, and a 10-foot easement for public utilities and drainage along the northerly and westerly line of said lot, and a primary and secondary sewage soil absorption system easement located on the northerly 1/3 of said lot; and to restrictions of record in Book 5381, page 394, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 210,000.00

Subscribed and sworn to before me, this the 20th day of April 19 83

Affiant Thomas H. Brown

My commission expires: 4/8/84 (Affix Seal)

Notary Public Mary Evans

This is unimproved ( ) improved (X) property, known as 6500 Radcliff Drive, Nashville, TN 37027 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. , except for 1983 taxes which are prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 20th *day of* April, *19* 83 *... the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TEAL CONSTRUCTION CO., INC.

By: Teal Const. Co. Inc.

Bobby C. Teal President

04/21 552.00

1853

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6041 PAGE 959

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor ... *, with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Emery, *a Notary Public of the State and County aforesaid, personally appeared* BOBBY C TEAL *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* PRESIDENT *of the* Teal Construction Co., Inc., *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* PRESIDENT.

Witness my hand and seal, at office in Nashville, Tennessee *this* 20th *day of* April, *19* 83

Mary Emery *Notary Public*

Commission expires 4/8/84

NOTARY PUBLIC AT LARGE TENNESSEE

H 43201

IDENTIF. REFERENCE

APR 21 10 59 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Teal Construction Co., Inc.

TO

Thomas H. Brown and wife, Geraldine A. Brown

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-24/853

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6041 PAGE 960

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

210000.00- CO
546.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 552.50-
1853A04/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 43201

IDENTIF. REFERENCE

APR 21 10 59 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 943536