ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
JAMES R. BROWN, ETUX	SAME	MAP: 21-184
(NAME) Post Office Box 293	(NAME) Post Office Box 293	FB: 14DZ26400
(STREET ADDRESS OR ROUTE NUMBER) Joelton, Tenn. 37080	(STREET ADDRESS) Joelton, Tennessee 37080	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6090 PAGE 840

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- DOLLARS

cash in hand paid by the Grantees; JAMES R. BROWN and wife, NANCY J. BROWN, and other good and valuable considerations, receipt of which is hereby acknowledged;

WE, STEVEN W. JOHNS and wife, LINDA J. JOHNS

have bargained and sold, and by these presents do transfer and convey unto the said JAMES R. BROWN and wife, NANCY J. BROWN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

BEING Lan in the 2nd Civil District of Davidson County, Tennessee, BEGINNING at an iron pin in the southerly margin of Rawlings Road, said point being the northeast corner of the property conveyed to William R. Johns and wife, Judith B. Johns, by deed from W.T. Johns of record in Book 4610, page 133, Register's Office for Davidson County, Tennessee.

THENCE, with the southerly margin of Rawlings Road, South 87 deg. 00' East 437.60 feet to an iron pin;
THENCE, South 3 deg. 00' West 301.0 feet to an iron pin in the northerly boundary of the property conveyed to James R. Brown and wife, Nancy J. Brown, by deed from W.T. Johns of record in Book 4923, page 280, Register's Office for Davidson County, Tennessee.
THENCE, with Brown's northerly boundary, North 87 deg. 00' West 255.60 feet to an iron pin at Brown's northwest corner;
THENCE, with Brown's westerly boundary, South 3 deg. 00' West 139.58 feet to an iron pin;
THENCE, North 87 deg. 00' West 178.16 feet to an iron pin at the southeast corner of the William R. Johns' property;
THENCE, with W.R. Johns' eastern boundary, North 3 deg. 00' East 440.6 feet to the point of beginning, containing 3.59 acres, more or less.

BEING the same property conveyed to STEVEN W. JOHNS and wife, LINDA J. JOHNS by Quitclaim Deed of record in Book 5902, page 825, Register's Office for Davidson County, Tennessee.

(It is expressly understood and agreed between the Grantees and the Grantors that Luster Wilson has the right to complete the 1983 crops on the above described property.)

This is unimproved (X) improved ( ) property, known as RAWLINGS ROAD (House Number) (Street)
JOELTON, TENNESSEE
(P. O. Address) (City or Town) (Zip Code)

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.

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 FIRST day of JULY, 19 83.

Steven W. Johns
STEVEN W. JOHNS

Linda J. Johns
LINDA J. JOHNS

BOOK 6090 PAGE 841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STEVEN W. JOHNS and wife, LINDA J. JOHNS

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

Witness my hand and official seal at Madison, Tennessee, this First day of July, 19 83.

My commission expires 02/05/85 Notary Public Jeanie J. Black

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 13,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James R Brown
JAMES R. BROWN

Sworn to and subscribed before me
this First day of July, 19 83.

My commission expires 02/05/85 Notary Public Jeanie J. Black

This instrument was prepared by:

mail

WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115

Name Address

WARRANTY DEED

FROM STEVEN W. JOHNS and wife, LINDA J. JOHNS

TO JAMES R. BROWN and wife, NANCY J. BROWN

After Recording Mail To:
WILLIAM D. CASTLEMAN, ATTY.
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TN 37115

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

H 5 8 8 7.6

IDENTIF. REFERENCE

JUL 8 8 45 AM '83

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

BOOK 6090 PAGE 842

FOR_____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			13000.00- CO	
			33.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	40.30-
0071A07/08/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 8 8 7 6

IDENTIF. REFERENCE

JUL 8 8 45 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 961855