ADDRESS NEW OWNER(S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Earnest R. Brown etux Paul F. Forstman etux (NAME)	Same (NAME)	104-5
3618 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	293
Nashville, TN 37205 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	26W-01525

WARRANTY DEED BOOK 6039 PAGE 665

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain Deed of Trust of record in Book 5936, page 854, Register's Office for Davidson County, Tennessee, to secure to Monicia Ann Nelson et vir. John W. Nelson, the original principal amount of $51,000.00 payable as therein specified.

Una Harris, Trustee with full power to mortgage, convey or encumber without joinder of benificiary have bargained and sold, and by these presents do transfer and convey unto the said Paul F. Forstman and wife Ginger L. Forstman and Ernest R. Brown and wife Julia F. Brown

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

Land in Davidson County, Tennessee, being the East 25 feet of Lot No. 246 and the West 40 feet of Lot No. 247, on the plan of Richland Realty Company's Second Subdivision, Division "B" of record in Book 332, page 92, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Una Harris, Trustee with full power to mortgage, convey or encumber without joinder of benificiary, by deed from Monicia Ann Nelson et vir, John William Nelson of record in Book 5936, page 851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restricitons, easements, and plans of record, as of record in Register's Office for said County.

This instrument was prepared based on information given by the parties.

unimproved ( )
This is improved ( ) property, known as 3618 Central Avenue (House Number) (Street)
Nashville, Tennessee 37205
(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 19th day of July, 1983.

Una D. Harris
UNA HARRIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6039 PAGE 666

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Una Harris, Trustee with full power to mortgage, convey or encumber without joinder of benificiary

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

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 1983.

My commission expires 7-21-84 Notary Public

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 $ 73,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Paul Hoffman

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

My commission expires 7-21-84 Notary Public

Filed

This instrument was prepared by:

Rick M. Johnson 430 3rd Ave No. Suite 200 Nashville, TN 37201

Name Address

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

Jul 22 9 19 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

H 6 1 9 8 8

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6099 PAGE 667

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			73000.00- CO	
			189.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	196.30-
3758A	07/22/83	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 1 9 8 8

IDENTIF. REFERENCE

Jul 22 8 19 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 965436