THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

File

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Michael S. Shannon et ux 1904 Kingsbury Drive Nashville, TN 37215	Same	158-3 80 FH-13216

WARRANTY DEED

BOOK 6497 PAGE 802

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, E. Brian Brown and wife, Vivian S. Brown, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael S. Shannon and wife, Mary Sue Shannon, hereinafter called the Grantee, Grantee's 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. 481 on the plan of Hillsboro Park, Section VI, of record in Book 2663, page 95, Register's Office for said County.

SAID Lot No. 481 fronts 218.0 feet on the easterly margin of Kingsbury Drive and extends back 330.0 feet on the northerly line and 520.0 feet on the southerly line to a dead line in the rear, measuring 289.2 feet thereon.

BEING the same property conveyed to E. Brian Brown and wife, Vivian S. Brown by deed from William G. Taylor and wife, Sharon D. Taylor, of record in Book 5622, page 676, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2435, page 237, amended in Book 2603, page 440, Book 2855, page 475, and Book 4207, page 397, all in said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (XX) improved property, known as 1904 Kingsbury Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 15th day of February, 1985.

E. Brian Brown

Vivian S. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 1985, before me personally appeared E. Brian Brown and Vivian S. Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6497 PAGE 803

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

3289

02/22/85 875.70- CHECK

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 142,000.00.

Michael S. Shannon
Affiant

Subscribed and sworn to before me, this the 19th day of February, 19 85

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TEXAS

WARRANTY DEED

from:
E. BRIAN BROWN ET UX

to:
MICHAEL S. SHANNON ET UX

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN
FEB 22 11 03 AM '85

IDENTIFY REFERENCE

1 8 4 8 6 9

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp

(TN-23221)

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

RECEIVED OF _____

FOR _____

BOOK 6497 PAGE 804

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
			142000.00-	CAMT.
			369.20	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 375.70-
			3289A02/22/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 4 8 6 9

IDENTIF. REFERENCE

FEB 22 11 03 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110629