FILE IN BOX #4
Map 86-14-"A" Parcel 124

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 54,879.22 .

Billy Joe Brown
Affiant

Subscribed and sworn to before me this the 20th day of March, 1985.

My Commission Expires: 2/19/88

Notary Public

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
BILLY JOE BROWN	THE LOMAS & NETTLETON COMPANY
(Name)	(Name)
124 Thistle Lane	2001 Bryan Tower
(Street Address)	(Street Address)
Hermitage, Tennessee 37076	Dallas, Texas 75201
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, I, **SONYA D. LEONARD**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **BILLY JOE BROWN**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 124 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, Page 507, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

BEING the same property conveyed to Sonya D. Leonard, unmarried, by Deed from Thomas W. Grumke and wife, Jane Barry-Grumke, of record in Book 6267, Page 704, Register's Office for Davidson County, Tennessee.

AS part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by the Grantor herein to The Lomas & Nettleton Company in the original principal amount of $48,600.00, of record in Book 6267, Page 707, Register's Office for Davidson County, Tennessee.

The Grantee further hereby assumes the obligations of Sonya D. Leonard to the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned.

This is improved property, known as 124 Thistle Lane, Hermitage, TN 37076.

THE CONVEYANCE OF THE ABOVE PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

1. Said premises are restricted by all of the requirements, conditions, easements, assessments, liens, uses, restrictions, limitations, burdens and other undertakings, including the rights and interests of other lot owners within Hermitage Meadows; and including the requirement that all owners of lots in Hermitage Meadows be members of the Hermitage Meadows Homeowners' Association, subject to assessment for the payment of costs incident to the maintenance of the common areas, the improvements thereon, and the

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administrative expenses of the Association, and providing for a lien to secure the payment thereof which is secondary to any first mortgage all as contained in instruments executed by the Grantors and recorded in Book 6034, Page 365, said Register's Office, which said instruments are included in this Deed by reference and made a part thereof the same as though copied herein verbatim.

2. Easements and minimum building setback lines, conditions of the Owner's Certificate and dedication of common areas as shown on the Plan of Hermitage Meadows Subdivision, Stage One, of record as aforesaid.

3. The fee title herein conveyed shall not extend beyond the individual lot lines or upon any roads which have been dedicated to the public, or upon any walkway, parks, playgrounds, or other common property, and the fee title to such common property (designated "Common Area" on the Plan of Hermitage Meadows Subdivision, Stage One) is vested in Hermitage Meadows Homeowners' Association for the common enjoyment of all members of said Association.

4. Easements for sanitary sewers and water lines granted Cumberland Utility District.

5. Taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and/or assigns to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, Sonya D. Leonard, unmarried, has caused her name to be affixed hereto on this 20th day of March, 1985.

Sonya D. Leonard
SONYA D. LEONARD

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named SONYA D. LEONARD, unmarried, 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 20th day of March, 1985.

My commission expires: 2/19/88

Notary Public

PETER E. LARUE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIF. T REFERENCE

MAR 21 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6515 PAGE 292

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
			548789.22-	CAMT.
	VD		548789.22	CAMT.
			64879.22-	CAMT.
			142.74	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	149.24-
0796A03/21/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 9 0 8 1 3

IDENTIF. REFERENCE

MAR 21 11 16 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117922