...t prepared by:
Milton W. Smith, Jr.
4301 Hillsboro Rd. Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Donald Henson, Trustee		Map 117-14
NAME: % Management Services 11601 Winterway LANE	NAME: (Same)	Parcel 128
(STREET ADDRESS OR ROUTE NUMBER) Fairfax Station, VA. 22039	(STREET ADDRESS)	
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6647 PAGE 79

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ---------- (10.00) *Dollars,*

Cash in hand, and other good and valuable consideration paid by the Grantee, hereinafter named, the receipt of which is hereby acknowledged, including the assumption by said Grantee of the unpaid principal balance of that indebtedness owing to T. W. Comer, Trustee of R. W. Comer & Sons Trust, as endorsed by a deed of trust of record in Book 5729, Page 383, Register's Office for Davidson County, Tennessee, which unpaid balance and obligations under said deed of trust and deed of trust note, Grantee assumes and promises herein to pay, Mary Diane Brown and husband, Charles C. Brown,

have this day bargained and sold, and do hereby transfer and convey unto the said J. Donald Henson, Trustee, with full power to sell, mortgage, convey or otherwise encumber, without the joinder of any beneficiary, hereinafter called Grantee, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 38 on the map of Part Two, George Waters' Subdivision of Record in Book 1130, Page 60, Register's Office for said county.

Said Lot No. 38 fronts 60 feet on the southside of Bandywood Drive and runs back 292.9 feet on its easterly line and 292.6 feet on its westerly line to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Mary Diane Brown by deed from Charles C. Brown, Trustee, of record in Book 5811, Page 636, said Register's office.

Said Lot No. 38 is conveyed subject to drainage easement of record in Book 4499, Page 742, said Register's office, the plan of record as stated herein, and the existing leases presently encumbering said lot, all of which are herein assigned to Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 625,000.00

Subscribed and sworn to before me, this the 1ST day of September, 1985

Affiant J. Donald Henson

My commission expires Jan 19, 1988 (Affix Seal) Notary Public

Unimproved

This is improved (X) property known as 2213 Bandywood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his *(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 as stated and for 1985 property taxes which have been prorated and payment thereof assumed by Grantee.

We *further covenant and bind* as selves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 1ST *day of* Sept. *19* 85 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary Diane Brown
Mary Diane Brown

Charles C. Brown
Charles C. Brown

J. Donald Henson, Trustee
J. Donald Henson, Trustee

BOOK 6547 PAGE 80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personallly appeared before me, the undersigned ..... *a Notary Public in and for said County and State* Mary Diane Brown, Charles C. Brown, and G. Donald Hanson ..... *the within named bargainor* S ..... *with whom I am personally acquainted, and who acknowledged that* they ..... *executed the within instrument for the purpose therein contained.*

Witness my hand and official seal at Nashville ..... *Tennessee, this* 1ST ..... *day of* September *19* 85

Notary Public

Commission expires Jan 9 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *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* ..... *self as* .....

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

..... Notary Public

Commission expires .....

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

3 3 6 9 3

SEP 4 12 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of

Colonial Title Company

Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6647 PAGE 81

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

625000.00- CA'IT.
1625.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1631.50-
3621A09/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33693

IDENTIFICATION REFERENCE

SEP 4 12 36 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169437