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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John F. Tyson 1220 Vintage Place Nashville, TN 37215	The Prudential Insurance Company of America Minneapolis, Minnesota	145-6.00 FH-20838

BOOK 5648 PAGE 429

WARRANTY DEED

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, Terry M. Brooks and wife, Margaret C. Brooks hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John F. Tyson and wife, Yolanda E. M. Brandt-Tyson 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 the 7th Civil District of Davidson County, Tennessee, lying within the corporate limits of the City of Forest Hills, being part of Lot No. 3 on the Plan of the Thomas Garrett Lands of record in Will Book 10, page 3, of the County Court for Davidson County, Tennessee, consisting of 4.0 acres, more or less, and described according to a survey of the Hilary H. Osborn property by Turner Engineering Co., dated 10/15/81, Job No. 93-65, as follows:

BEGINNING at a point in the northerly margin of Vintage Place Road, said point being common to the southeast corner of Lot No. 7 on the Plan of Vintage Place Subdivision, of record in Book 4460, page 148, of the Register's Office for Davidson County, Tennessee, and the southwest corner of the herein described property; thence with the easterly line of said Lot No. 7, North 25 degrees 45 minutes West 242.93 feet and North 8 degrees 32 minutes East 213.35 feet to a point in the southerly line of the Edward Van Voorhees property, said point being also the common rear corners of said Lot No. 7 and the herein described property; thence, with the southerly line of said Voorhees property, South 85 degrees 49 minutes 42 seconds East 496.45 feet to a point same being the northwest corner of Lot No. 9 on said recorded plan of Vintage Place Subdivision; thence, with the westerly line of said Lot No. 9, South 24 degrees 29 minutes West 477.70 feet and South 7 degrees 10 minutes East 32.71 feet to a point in the northerly margin of Vintage Place Road; thence, with the northerly margin of said road, westwardly, as measured along a curve to the left having a radius of 590.4 feet, a distance of 165.0 feet to a point; thence, continuing with the northerly margin of said road, North 77 degrees 35 minutes West 75.00 feet to the point of beginning. **

This is (un)improved property, known as 1220 Vintage Place, Nashville, TN 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 3rd day of September, 1985.

Margaret C. Brooks

Terry M. Brooks
BY: Margaret C. Brooks, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of September, 1985, before me personally appeared Margaret C. Brooks, 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 she executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

My Commission Expires:_____ _____ Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00.

John F. Tyson
Affiant

Subscribed and sworn to before me, this the 3rd day of September, 19 85.

My Commission Expires: 10-24-88 _____ Notary Public

** BEING the same property conveyed to Terry M.Brooks and wife, Margaret C. Brooks by Installment Deed from Hilary H. Osborn and wife, Anna S. Osborn, of record in Book 5808, page 809, Register's Office for Davidson County, Tennessee.

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 Margaret C. Brooks, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Terry M. Brooks as his Attorney in Fact as the free act and deed of the within named Terry M. Brooks.

Witness my hand and official seal at Nashville, TN. this the 3rd day of September, 1985.

My Commission expires:

10-24-88

Notary Public

WARRANTY DEED

from:
Terry M. Brooks and wife, Margaret C. Brooks

to:
John F. Tyson and wife, Yolanda E. M. Brandt-Tyson

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 6648 PAGE 431

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Margaret C. Brooks

Affiant Margaret C. Brooks

Sworn to and subscribed before me this 3rd day of September, 19 85.

Notary Public

My Commission Expires: 10-24-88

IDENTIFICATION REFERENCE

3 4 1 0 2

SEP 5 2 26 PM '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 6648 PAGE 432

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

400000.00- CAMT.
1040.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1049.50-
4066A09/05/85 BAL .00

Total 1.049.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34102

IDENTIFICATION REFERENCE

SEP 5 2 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169867