This instrument prepared by:
J. M. Grissim
Attorney at Law
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 6657 PAGE 250

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert S. Quinn and wife, Catheryne V. Quinn 3423 Hampton Avenue Nashville, Tennessee	SAME	117-5-91

For and in consideration of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN P. BROWN, JR. has bargained and sold and by these presents does transfer and convey unto the said ROBERT S. QUINN and wife, CATHERYNE V. QUINN, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the easterly 120 feet of the westerly 230 feet of the southerly part of lot No. 27 on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May ___, 1910, as follows:

Beginning on the southerly margin of Hampton Avenue at a point 1270 feet west of the center line of 23rd Avenue South; thence with the southerly margin of Hampton Avenue westwardly 120 feet to the northeast corner of the property conveyed to Albert G. Bennett and wife, by deed from Lolette Hampton Hume, et al, of record in Book 1003, page 88, Register's Office for said County; thence with the easterly line of said Bennett Property southwardly 345.3 feet, more or less, to the northerly line of Lot No. 31; thence with said line eastwardly 120 feet; thence northwardly 345 feet, more or less, to the beginning.

Being the same property conveyed to John P. Brown, by deed from Lolann W. Brown, of record in Book 6582, page 560, Register's Office for Davidson County, Tennessee.

Said John P. Brown and John P. Brown, Jr. are one and the same person.

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 I do covenant with the said Grantees 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 successors and assigns 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. Lolann W. Brown joins in this conveyance to convey such interest as she may have in the property, if any, as the wife of Grantor.

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.

In Witness whereof, I have set my hand on the date first above written.

3 6 7.4 6

IDENTIFICATION REFERENCE

SEP 16 11 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JOHN P. BROWN, JR.

Lolann W. Brown
LOLANN W. BROWN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JOHN P. BROWN, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 13th day of September, 1985.

Laura L. Chastain
NOTARY PUBLIC

My commission expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LOLANN W. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 16th day of September, 1985.

Laura L. Chastain
NOTARY PUBLIC

My commission expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $210,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert S. Brown
AFFIANT

Sworn to and subscribed before me this 16th day of September, 1985.

Laura L. Chastain
NOTARY PUBLIC

My commission expires: 3-8-89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6657 PAGE 252

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

290000.CO- CAMT.
754.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 760.50-
7270A09/16/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 7 4 6

IDENTIFICATION REFERENCE

SEP 16 11 28 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172996