THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

WARRANTY DEED

Address of New Owner	Send Tax Bills To:	Map & Parcel Nos.:
JAMES DOUGLAS BROWN	SAME	MAP 187
4404 Dowdy Drive		PART OF PARCEL 20
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by James Douglas Brown and wife, Brenda Gail Brown, the Grantees, to George E. Robinson and wife, Gail M. Robinson, the Grantors, the receipt of which is hereby acknowledged, and the agreement of James Douglas Brown and Brenda Gail Brown, the Grantees, to assume and pay the balance of that certain Installment Deed Note dated March 14, 1986, payable to Ronald S. Nunn and wife, Joye E. Nunn and described in that Installment Deed of record in Book 6804, page 963, Register's Office for Davidson County, Tennessee;

We, George E. Robinson and wife, Gail M. Robinson, the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said James Douglas Brown and wife, Brenda Gail Brown, the Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in the 5th Civil District of Davidson County, Tennessee, bounded on the North by Tract #4-A of this survey; the East by property of Andy Burkitt, Tax Map 187, parcel 21; the South by Tract #4-S of this survey; the west by Lucien Battle, Deed Book 2279, page 319. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (license No. 669), dated 24 January, 1986.
>
> Beginning at a nail in the center line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of Tract #1 of this survey, the SE corner of Tract #2 of this survey and further identified as N 88 degrees 13' 30" W 293.63 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows N 3 degrees 00' E, 405.76 feet to a pin; thence N 14 degrees 38' 50" E, 326.0 feet to a pin; thence N 55 degrees 44' 53" E, 225.0 feet to a pin; thence leaving center of right of way and with north line of Tract #1 of this survey S 83 degrees 08' E 50 feet to a pin in west fence of Andy Burkitt; thence with west fence of Burkitt, being east fence of right of way as

follows N 3 degrees 08' E 631.6 feet to a pin by a post; thence N 3 degrees 25' E passing a pin at 124.6 feet in all 178.0 to a pin; thence N 3 degrees 04' E 415.0 feet, this being the SE corner of this tract and the beginning of this survey; thence crossing right of way and with north line of tract #4-S of this survey N 86 degrees 57' 20" W 510.36 feet to a pin in east fence of Lucien Battle; thence with east fence of Battle N 04 degrees 44' 50" E 179.44 feet to a pin, thence N 04 degrees 29' 33" E 304.65 feet to a pin being the NW corner of this tract; thence S 86 degrees 14' 25" E 497.56 feet to a pin, this being the NE corner of this tract; thence with west fence of Andy Burkitt, S 3 degrees 15' W 5.38 feet, thence S 3 degrees 04' W 472.4 feet to the beginning, containing 5.57 acres more or less.

Included with this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29 R.O.D.C., TN for ingress and egress and for the laying and maintenance of water lines as needed by tract owners and in addition a 15 foot easement for power and phone service and maintenance shall be maintained west of and adjoining the same road way.

Being part of the same property conveyed from Ronald S. Nunn et ux to George E. Robinson et ux and Thomas H. Hogshead by Installment Deed of record in Book 6804, page 963 and to George E. Robinson et ux from Thomas H. Hogshead by Quitclaim Deed of record in Book 6804, page 970, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants recorded in Book 6653, page 27, Register's Office Davidson County, Tennessee.

Subject to Land Owners Association created for the purpose of maintaining a private roadway and of record in Book 6653, page 29 and amended by instrument of record in Book page R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said Land Owners Association.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Douglas Brown and wife, Brenda Gail Brown, their 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 for the prior Deed of Trust in Book 6633, page 817 and the Installment Deed in Book 6804, page 963,

Register's Office for Davidson County, Tennessee. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James Douglas Brown and wife, Brenda Gail Brown, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 28th day of May, 1986, at Nashville, Tennessee.

George E. Robinson
GEORGE E. ROBINSON

Gail M. Robinson
GAIL M. ROBINSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Robinson and Gail M. Robinson, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 1986.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUN 2 10 54 AM '86
IDENTIFICATION REFERENCE
0 6 0 7 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $27,850.00.

James D. Brown
AFFIANT

Subscribed and sworn to before me, this 28th day of May, 1986.

My Commission Expires:
11-12-89

Phyllis Keenan
NOTARY PUBLIC

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

RECEIVED OF _____

FOR _____

BOOK 6873 PAGE 477

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

27850.00- CAMT.
72.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 81.70-
0230A06/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 0 7 4

IDENTIFI REFERENCE

JUN 2 10 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253916