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Address New Owner as follows:	Send tax bills to:	Map & Parcel
William E. Brown, etux 3946 Moss Rose Drive Nashville, TN 37216	Same	Map 73-1 P/O Par 261 15DZ-35985

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, Wellington Enterprises, Ltd., a New York Corporation authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said William E. Brown and wife, Doris O. Brown, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of B. E. Woodwards Subdivision, of a part of the W. J. Tune Land, of record in Book 974, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 100 feet on the easterly side of Moss Rose Drive and runs back 394 feet on the north line and 395 feet on the south line to the low water mark of the Cumberland River, on which it measures approximately 100 feet.

BEING the same property conveyed to Wellington Enterprises, Ltd. by deed from Roy Acuff of record in Book 6014, Page 49, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 974, Pages 94 and 95, said Register's Office, Easement for sanitary sewers and/or storm drainage of record in Book 4403, Page 34, said Register's Office, and Easement for flowage granted the United States of America with the Cheatham Lock and Dam Project Cumberland River of record in Book 2270, Page 495, said Register's Office.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property known as Lot 14, Moss Rose Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said William E. Brown and wife, Doris O. Brown, their heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS its hand on this 6th day of June, 1986.

WELLINGTON ENTERPRISES, LTD.,a
New York Corporation, authorized
to do business in Tennessee as
Wellington Enterprises, Ltd., Inc.

By: _____
Vincent Wesnofske, Jr., President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Vincent Wesnofske, Jr., with whom I am personally acquainted, (or pproved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the President of Wellington Enterprises, Ltd., a New York Corporation, authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for and on behalf of said corporation and for the purposes therein contained.

Witness my hand and official seal on this the 6th day of June, 1986.

_____
NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 32,500.00.

_____
Affiant

Subscribed and sworn to before me this 6th day of June, 1986.

_____
NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM C. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

11461

IDENTIFICATION REFERENCE
JUN 17 3 43 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

32500.00- CONT.
84.50 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 91.00-
6589A06/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

JUN 17 3 43 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 260144