BOX 15

BOOK 6956 PAGE 270

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 19 86

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. January (NAME)	S A M E (NAME)	160-55
5560 Franklin Pike Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DU-60590

FOR AND IN CONSIDERATION OF THE SUM 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, WE, James Edward Brown and wife, Rebecca Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. January and wife, Sylvia K. January

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, described according to a survey made by F. T. Knox, Jr., Transitman, October 14, 1937, as follows:

Beginning at an iron pin on the easterly margin of the Old Franklin Road, at a point 394 feet north of the northerly margin of Old Hickory Boulevard; thence with said road, north 38 degrees 30 minutes east 369 feet to an iron pin in the the westerly margin of an unnamed road; said road south 2 degrees 40 minutes west 203 feet to an iron pin; thence north 79 degrees. 01 minutes west 225 feet to the beginning, containing 1.2 acres, more or less.

Being the same property conveyed to James Edward Brown and Rebecca Brown with right of survivorship, by deed from James M. Plumlee, unmarried of record in Book 5772, page 645, Register's Office for Davidson County, Tennessee.

34114

IDENTIFICATION REFERENCE

AUG 21 2 21 PM '86

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 5560 Franklin Pike Circle, Brentwood, Tennessee 37027
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness their hand s this 20th day of August, 19 86

James Edward Brown
James Edward Brown

Rebecca Brown
Rebecca Brown

8340 30/21 1336.50- CHECK

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry L. Westbrook BOOK 6956 PAGE 271 a Notary Public in and for said County and State, the within named James Edward Brown and wife, Rebecca Brown

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August 1986.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

James Edward Brown and wife,
Rebecca Brown

TO

John J. January and wife, Sylvia K. January

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

BOX 15

PREPARED BY:

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

RECEIVED OF _____

FOR _____

BOOK 6956 PAGE 272

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

475000.00 CAMT.
1330.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1336.50
2940A 8/21/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3411 4

IDENTIFICATION REFERENCE

AUG 21 2 21 PM '86

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 285953