BOOK 7069 PAGE 135

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 96,400.00

Patricia W. Karnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 86

Elizabeth J. Smith
Notary Public

MY COMMISSION EXPIRES: 1/19/88

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: Elizabeth J. Smith, ATTY.
PLATEAU TITLE & ESCROW COMPANY, INC., P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia W. Karnes (NAME)	CityFed Mortgage Company (NAME)	141-15B 15C0
7425 Rolling River Parkway (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	9D 68049
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

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, David B. Browne and wife, Debra D. Browne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia W. Karnes and Alma J. Berry

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:

Land in Davidson County, Tennessee, being Lot No. 287 on the Plan of Rolling River Estates, Phase 2, of record in Book 5200, page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David B. Browne and wife, Debra D. Browne, by deed from Philip Edward Easley and wife, Bobbie Edwina Finch Easley, of record in Book 6633, page 360, and by deed of correction of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Subject to declaration of covenants, conditions and restrictions of record in Book 4892, page 689, made applicable in Book 5214, page 933; by-laws of record in Book 4892, page 679, made applicable in Book 5214, page 933; restrictive covenants of record in Book 4788, page 950, amended in Book 4871, page 640, and made applicable in Book 5214, page 933; and all matters as shown on the plan of record in Book 5200, page 7, said Register's Office.

73034

IDENTIFICATION REFERENCE

DEC 15 1 57 PM '86

REGISTER

This is improved (XX) unimproved ( ) property, known as 7425 Rolling River Parkway, Nashville, TN 37221
(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 hands this 12th day of December 19 86

David B. Browne

Debra D. Browne

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David B. Browne and wife, Debra D. Browne

the bargainor S, 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 Brentwood, Tennessee, on this 12th day of December, 19XXXXX 1986.

Commission expires: January 19, 1988

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for 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 _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by _____ self as such _____.

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 198____.

Commission expires: _____

Notary Public

WARRANTY DEED

FROM

David B. Browne and wife,

Debra D. Browne

TO

Patricia W. Karnes and Alma

J. Berry

PLATEAU TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P. O. BOX 1369
BRENTWOOD, TN 37027

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

9640 .: 8- CNVT.
-B69.: 2 COTAX
.50 PRFE
3.00 MOR
CHK # 873.40-
7:95:12/15/86 PAL .?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73034

IDENTIFICATION REFERENCE

Dec 15 1 57 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No22976