File #5957 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110 BOOK 7222 PAGE 891
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MILTON W. SMITH, JR. (NAME)	MERITOR MORTGAGE CORPORATION - EAST (NAME)	Map 103-12
3900 Aberdeen Road (STREET ADDRESS OR ROUTE NUMBER)	760 West Sproul Road (STREET ADDRESS)	Parcel 117
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Springfield, PA 19064 (CITY) (STATE) (ZIP)	F.B. #26W-01038

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, CHARLES C. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MILTON W. SMITH, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 37 and the easterly five (5) feet of Lot No. 36 on the Plan of Cherokee Park, Block "H", Second Section, of record in Book 547, Pages 175 & 176, Register's Office for said County.

Said Lot No. 37 and part of Lot 36 adjoin and front together 66.14 feet on the northerly side of Aberdeen Road and run back between lines 205.58 feet on the easterly side and 206 feet, more or less, on the westerly line, to the south line of Lot No. 7 of said block on which they measure 49.69 feet.

Being the same property conveyed to Charles C. Brown by Quitclaim deed from Robin J. M. Howarth and wife, Ruth E. Howarth of record in Book 6121, page 313, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 547, pages 175 & 176, said Register's Office.

MARY D. BROWN, spouse of Charles C. Brown, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Charles C. Brown.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 4 8 49 AM '87
IDENTIFICATION REFERENCE
2 1 3 1 9

unimproved ( )
This is improved (XX) property, known as 3900 Aberdeen Road, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall inolude the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of April, 1987.

Charles C. Brown
CHARLES C. BROWN

Mary D. Brown
MARY D. BROWN

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES C. BROWN and wife, MARY D. BROWN

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 Nashville, Tennessee, this 29th day of April, 19 87.

My commission expires 05-13-89 Notary Public Melissa Mann

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 1987

MY COMMISSION EXPIRES: My Commission Expires Jan. 10, 1989 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM CHARLES C. BROWN

TO MILTON W. SMITH, JR., unmarried

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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
			138000.00- CAMT.	
			386.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	392.90-
1950A	05/04/87	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2131.9

IDENTIFI REFERENCE

MAY 4 8 49 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76600