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WARRANTY DEED OF EXCHANGE

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,670.00

Cecil D. Branstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF Feb. 19 88

Alice Faye Gilbert
Notary Public

MY COMMISSION EXPIRES: 6-7-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BRANSTETTER, KILGORE, STRANCH & JENNINGS
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES.	MAP-PARCEL NUMBERS
Philip L. Brown, Jr. (NAME)	(NAME)	to be assigned
8442 McCrory Lane (STREET ADDRESS OR ROUTE NUMBER)	(same) (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P.O. ZIP)	(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, CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip L. Brown, Jr.

For and in Consideration of NO CASH, ~~but solely in exchange~~ for like kind property within the meaning of Section 301 of the Internal Revenue Code of 1954 which like kind property is more particularly described in Warranty Deed of Exchange executed and delivered simultaneously herewith, we, CECIL D. BRANSTETTER and wife, CHARLOTTE C. BRANSTETTER, hereinafter called the Grantors, have bargained and exchanged, and by these presents do transfer and convey to PHILIP L. BROWN, JR., hereinafter called the Grantee, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lots Nos. 74 and 75 on the Plan of Poplar Creek Estates, Phase II, of record in Book 6900, pages 339-347, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being part of the same property conveyed to Cecil D. Branstetter, by deed from Maurice Karr, Trustee, Maurice Karr and wife, Joy R. Karr, of record in Book 4611, page 993, said Register's Office, and being part of the same property conveyed to Cecil D. Branstetter and wife, Charlotte C. Branstetter, by deed from L. C. Horn, unmarried, of record in Book 3430, page 97, and by deed from Annie Mai Claxton, of record in Book 3611, page 233, said Register's Office, and part of the property conveyed to Cecil D. Branstetter by deed from Frank Claxton, Herman T. Claxton and Jamie D. Claxton, of record in Book 4745, page 599, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
(See attached Marked Exhibit A)

This is unimproved (XX) improved ( ) property, known as Lots Nos. 74 and 75 in Poplar Creek Estates, Phase II
(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 our hands this 26 day of February, 1988

Cecil D. Branstetter
CECIL D. BRANSTETTER

Charlotte C. Branstetter
CHARLOTTE C. BRANSTETTER

EXHIBIT "A"

1. Restrictive covenants contained in instrument of record in Book 6474, page 346; amended in Book 6486, page 587; Book 6987, page 966; Book 6662, page 433; and Book 7270, page 648, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, Alice Faye Sullivan, a Notary Public in and for said County and State, the within named Cecil D. Branstetter and Charlotte C. Branstetter,

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 26 day of February, 1988.

Commission Expires 6/7/88

Alice Faye Sullivan Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
Davidson County }

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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED OF EXCHANGE

WARRANTY DEED

FROM

CECIL D. BRANSTETTER and ~~CHARLOTTE C. BRANSTETTER~~

TO

Philip L. Brown, Jr.

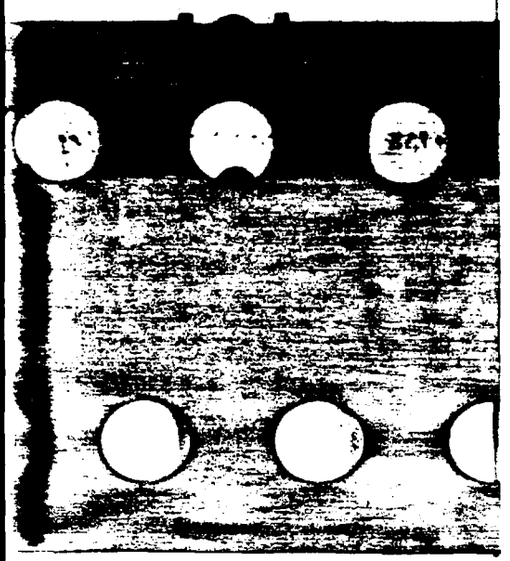
ATTORNEYS TITLE™ A Minnesota Title Company

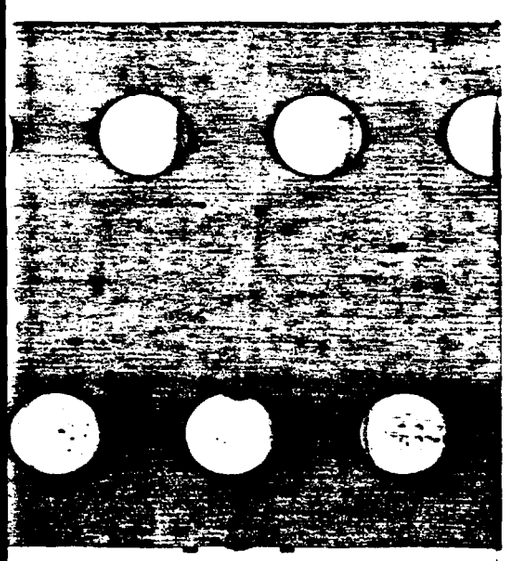
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

IDENTIFICATION REFERENCE

1967

FILED Mar 29 4 03 PM '88
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CONV TX	141.96
PRFEE	0.50
WDEED	9.00
TOTAL	151.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16761

IDENTIFICATION REFERENCE

MAR 29 4 03 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75302