THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Anthony Graham Brown
4909 Nebraska Avenue
Nashville, TN 37209

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 3-3
PARCEL 256
25W-5420

WARRANTY DEED BOOK 7610 PAGE 914

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Philip K. Madeira and wife, Elinor H. Madeira

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Anthony Graham Brown and wife, Sheila Brown

hereinafter called the Grantee, Grantee's 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. 5 and the westerly 15 feet of Lot No. 4 and the easterly 10 feet of Lot No. 6 of Block 21 on the Plan of an unrecorded portion of Sylvan Park, described as follows:

SAID Lot No. 5 and parts of Lot Nos. 4 and 6 adjoin and front together 75 feet on the southerly side of Nebraska Avenue, formerly 8th Avenue, and runs back between parallel lines measuring 160 feet to an alley in the rear measuring 75 feet thereon.

Being the same property conveyed to Philip K. Madeira and wife, Elinor H. Madeira by deed from Jack E. Smith and wife, Sharon L. Smith of record in Book 6414, page 22, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (~~NR~~) improved property, known as 4909 Nebraska Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 26th day of July, 1988.

Elinor H. Madeira
Elinor H. Madeira

Philip K. Madeira
Philip K. Madeira

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of July, 1988, before me personally appeared Philip K. Madeira and wife, Elinor H. Madeira, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 7610 PAGE 915

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 64,500.00.

Sheila R Brown
Affiant

Subscribed and sworn to before me, this the 26th day of July, 1988.

My Commission Expires: 10-24-88

_____
Notary Public

1650 07/27 0101 03CHECK 219.35

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 27 12 09 PM '88

IDENTIFICATION REFERENCE

5 3 2 2 3

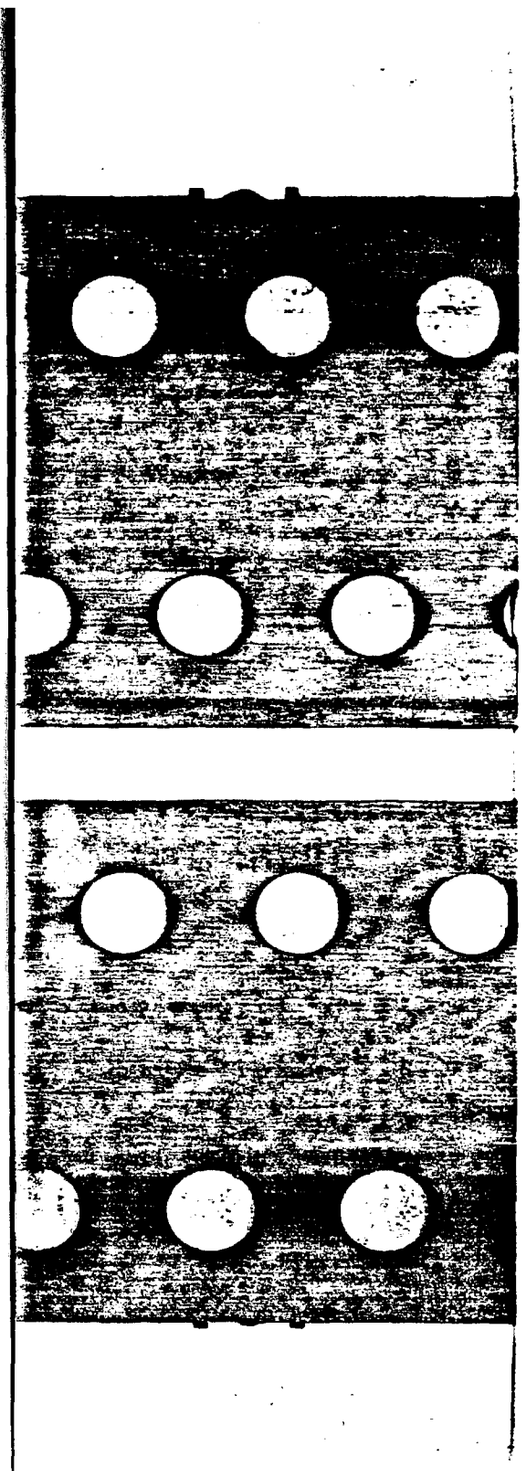
WARRANTY DEED

from:
Philip K. Madeira and wife, Elinor H. Madeira

to:
Anthony Graham Brown and wife, Sheila Brown

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27720



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7610 PAGE 916

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

CAMT	64500.00
CON TX	212.85
PRFEE	0.50
WDEED	6.00
TOTAL	219.35
CHECK	219.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1650

53223

IDENTIFICATION REFERENCE

JUL 27 12 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117407