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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Eddy A. Brown and George Gianikas 309 White Bridge Road Nashville, TN 37205	Security Federal 4235 Hillsboro Road Nashville, TN 37215	103-8-A 023 25W-12022

WARRANTY DEED

BOOK 7661 PAGE 285

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, Anne B. Brown, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Eddy A. Brown and George Gianikas,

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-101, on the plan of Westlawn Green, of record in Book 5200, Pages 20 through 24, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Anne B. Brown, by deed from Jacqueline Turner, Jean Rodrigue, George M. Cawthon, Jr., James H. Cawthon, John F. Cawthon, and Sarah Margaret Chisenhall, being all the devisees of Rose R. Carney, of record in Book 5921, Page 206, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to Master Deed and By-Laws, which contain restrictive covenants and other matters of record in Book 5238, Page 863, Book 5266, Page 22, and Book 6748, Page 423, all in the Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Security Federal Savings & Loan Association of record in Book 5285, Page 306, and modified in Book 5928, Page 228, said Register's Office, and that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 4425 Westlawn Drive, B-101, Nashville, Tennessee 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 22nd day of September, 1988.

Anne B. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 1988, before me personally appeared Anne B. Brown, 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 she executed the same as her free act and deed.

Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7661 PAGE 286

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 40,000.00.

Anne B Brown
Affiant

Subscribed and sworn to before me, this the 22 day of September, 1988.

My Commission Expires: 3-11-91

Marianne L Saunders
Notary Public

7.0 7.3 9

IDENTIFICATION

SEP 26 11 14 AM '88

0728 09/26 0101 03CHECK 138.50

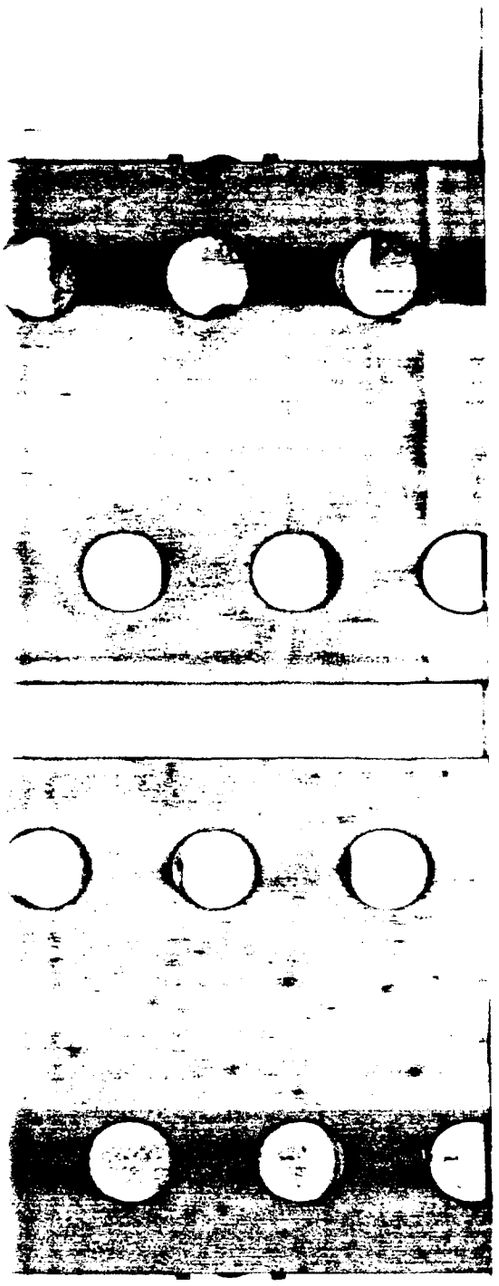
WARRANTY DEED

from:
Anne B. Brown

to:
Eddy A. Brown and
George Gianikas

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

:dp



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7661 PAGE 287

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 40000.00
CON TX 132.00
PRFEE 0.50
WDEED 6.00
TOTAL 138.50
CHECK 138.50

09/26/88 01 11:17 0001 0728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:07:39

SEP 26 11 14 AM '88

No. 137702